



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for February 17, 2021
615 Prospect Street Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

1. Call to Order: 10:00 a.m.

Potter called the meeting to order at 10:00 a.m.

2. Approval of the Agenda:

Lazerow moved to approve, Moser seconded. Motion passed 4-0-0.

3. Non-agenda public comment:

Staff reported no non-agenda public comment was received.

4. Approval of the minutes for January, 2021

Lazerow said on last page of previous minutes, where motion, should read, Lazerow moved that, "findings could not be made because the project was not in conformity with the neighborhood." For project one Moser requested to clarify that comment referred to air conditioning (delete for living). Lazerow requested text to read, north side is not articulated (remove 'though').

Motion:

Lazerow moved to approve as corrected, Moser seconded. Motion passed 4-0-0.

5. Project Review:

ACTION ITEM A -PTS 678156 – Pendleton Addition

Location: 8636 Cliffridge Avenue

APN: 344-230-52-00

Presented by: John McKelvey, Maximilian Brandt, maximilian@andmck.com (831) 325-6892

Description: Proposal to remodel and expand an existing single-family residence to include a new kitchen, master bath, additional powder room/bath, enclosure of a portion of the front patio, expansion of the existing garage, an inclusion of a new 311 sf Accessory Dwelling Unit on a 0.20-acre lot. The Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

Presentation:

- McKelvey said detail was added to show footprints of all adjacent properties, as requested to provide comparison and context
- FAR increased from .33 to .39
- Project is one-story
- Owners showed plans to neighbors and received no negative comments
- Proposal is unchanged from previous presentation, with exception of detail showing footprint of adjacent properties

Comments and discussion from the Advisory Board included:

- Owner outreach was thought adequate

Public Comment: Staff reported that no public comment was received.None

Motion:

Lazerow moved to recommend approving as a minor project. Moser seconded.. Motion passed 4-0-0.

ACTION ITEM B – PTS 670715– Gallagher Residence SDP

Location: 7946 Paseo Del Ocaso

APN: 346-503-11-00

Description: This project proposes a remodel of an existing single-family residence consisting of a second story master suite addition with 2 story addition at the rear of the property that includes guest quarters on a 0.12-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit.

Presented by: Joshua Kordasiewicz, Josh@axonarch.com (619) 208-3222

Presentation:

- Applicant pulled master bedroom 3 feet on side and 18 inches in the back in response to board concerns
- Also, the roof was sloped to erase boxy appearance
- FAR was lowered slightly due to changes
- Owner received approval from neighbor to the rear of the site

Comments and discussion from the Advisory Board included:

- Requested for clarification on the reduced setback from street. Applicant responded that the setback was reduced approximately about 5 feet (from 19 to 15 feet), equal to neighboring properties
- Request for previous FAR. Applicant responded it is that the FAR was .65 with lot coverage of 45%
- Requested if sloped roof would be visible from street/front elevation. Applicant replied in negative replied that it would not, though the roof in question would be 75 feet from the street
- Request for whether second story with sloped roof would be visible from the street. Applicant replied in negative – replied that it would not.

Public Comment:

- Staff reported that no public comment was received

Motion:

Moser moved to approval as presented. Potter seconded. Motion passed 4-0-0

ACTION ITEM C - PTS 560839 –Hicks Residence SDP/CDP

Location: Location: 8405 Paseo Del Ocaso

APN: 346-082-01-00

Description: Proposed demolition of an existing single dwelling unit and garage and construction of a new 4,123 sf two-story, single dwelling unit plus 486 sf garage on a 0.14-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit.

Presented by: Tony Sanshey, tsanshey@islandarch.com, (858) 869-2861

Presentation:

- Applicant adjusted setbacks based on previous meeting. Side setback was increased from 5 inches to 4 feet. Front yard setback was increased from 15 feet to 17 feet.
- FAR reduced from .77 to .74
- Second story stepped back
- Neighbor meetings and outreach was reiterated
- Height as discussed by Davis was above sea level, thus misleading

Public Comment:

- Peggy Davis said the proposal is not compatible with existing neighborhood
- Davis said the height, particular, was incompatible
- Davis requested a rear setback compatible with neighbors

- Staff reported Phillip Merten’s presentation of issues on behalf of neighbor Mr. Caviola’s, including insufficient setbacks, excessive bulk and scale, excessive FAR, view blockage, need for street trees, lack of findings for SDP

Comments and discussion from the Advisory Board included:

- Revisions made thought compatible with neighborhoodThe applicant addressed all issue areas raised previously by the Advisory Board
- Revisions made to the project, made the project more compatible with the neighborhood
- Concern expressed over the street trees required of City staff along Camino Del Oro affecting public views

Motion:

~~Weissman moved to approve project. Moser seconded. Motion amended to include removal street trees for view preservation. An initial motion to approve the project as revised was offered by Weissman and seconded by Moser. The motion was subsequently amended after Board member discussion to address the City’s landscape reviewer’s requirement to add street trees along Camino Del Oro to which the Board members felt would obstruct the public view corridor along the street. The Advisory Board’s final recommendation was to approve the project as revised, but without the street trees along Camino del Oro. Motion passed 4-0-0.~~

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Action Item D – PTS 677858 – Grusd Addition & Remodel

Location: 8157 Prestwick Drive APN:346-4313-11-00

Description: Proposed construction of a 45 sf second-story addition, 620sf of open, covered lanai, 550sf detached gym, and sport court on a 0.49-acre lot. The Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

Presented by: Tim Martin, tim@martinarchitecture.com, (858)349-3474

Presentation:

- Site is sloped with topography at rear of site
- 554 sf gym proposed to extend out over sloping site
- View deck to extend over slope

Public Comment:

None received

Board Comment:

- Question raised as to what would enclose proposed stilts. Applicant responded they would be covered with stucco.

- No effect on neighborhood represented by proposal

Motion:

Moser moved to approve as a minor project. Potter seconded. Passed 4-0-0

Next meeting date: March 17, 2021.

Adjournment: 11:31 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department

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