



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for July 28, 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. Agenda:

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

3. Non-agenda public comment:

Staff reported comment was received regarding the La Jolla Shores Advisory Board's duty to review applications for permits. Staff said that comments received alleged the drawings presented to the board at their June 16 meeting were not accurate. The drawings that were sent to DSD on June 25 were different than the drawings reviewed by the La Jolla Shores Advisory Board on June 16. Staff said that reconsideration of the project could be agendaized for the next meeting.

4. Approval of the minutes for June 16, 2021

Potter commented that Item 2 should read, 'Potter requested place (not plan) non-agenda before public comment.' Lazerow said on p. 2 under Public comment, second bullet, replace needs with need. Moser moved to approve, Lazerow seconded. Passed 4-0-0

5. Project Review:

ACTION ITEM A – PTS 693529 – 1851 Sprindrift SDP/CDP

Location: 1851 Sprindrift Drive

APN: 346-451-100

Description: Proposal to demolish an existing single-family residence and garage and construct a new 2,924 sf single-family residence with 500 sf garage and 302 sf Accessory Dwelling Unit and related site improvements. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Presented by: Haley Duke, Island Architects, hduke@islandarch.com, (858) 459-9291

Presentation:

- Presenter said project is in an area of 2 and 3-story dwelling units with a variety of architectural styles
- Prevailing side setbacks in the area are 3 to 4 feet
- The site is on one of the smaller lots in the area
- Proposal has a covered terrace that connects the ADU to the main residence
- Building height is 29 feet 11 inches
- Landscape coverage is 34%
- FAR is .84
- Front yard setback is 9 feet
- Rear setback is 0 feet with a 12-inch space to the adjacent dwelling
- Applicant has been working with the neighbors for their input and approval
- An open house was scheduled for July 6, which the one neighbor to the south attended
- The architecture is Spanish with stucco exterior and tile roof
- Presenter reported overall support from neighbors

Public Comment:

None

Board Comment:

- Member asked whether notice of project had gone out to neighbors within 300 feet of the site. Applicant could not verify though another board member said she lives one house away from the site and did not receive a notice
- It was mentioned that the rear yard area should be maintained to prevent vermin from growing. Presenter said space between houses would be 12 inches but they could provide 24 inches
- A request was made for plans that show distances of setback on all four sides, plus second story step backs, as well as for surrounding properties. Presenter

responded that setbacks are 9 feet in front, 3.5 feet for sides and the 0 rear setback. Second story step back is 7 feet, though presenter said there are a few sections of the residence that do not step back on the second level

- The Board expressed the desire for neighbor input before the it votes
- Member opined that the proposal is too similar to one on Viking Way, though presenter said they are different and offered to provide proof
- Member expressed support for working with neighbors

Motion:

Weissman moved to continue with more updates to the project regarding the rear setback issue and to increase rear setback from 0 feet to 1 foot or more. Lazerow seconded with amendment to present table on setbacks from adjacent houses with 300 feet of the subject site. Passed 4-0-0

Next meeting date: August 18, 2021 to be adjourned. September next meeting

Adjournment: 11:15 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department