



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
FINAL Meeting Minutes for April 20, 2022
Virtual Online Meeting

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

1. Call to Order:

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

2. Agenda:

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

3. Approval of February 16 and March 16, 2022 minutes:

For February 16 minutes Lazerow suggested the following: Page 4 under Presentation, bullet point 3 line 3, capitalize FAR bullet point. Not sure what the material after the comma is trying to say. Page 5 under Presentation, bullet point, line 2 first bullet - delete first sentence re: 'other elevations.' Not sure what this says. There is no existing second story to put something either in front of or behind. (delete last part of sentence). Page 6 bottom under Description line 2, remove the "s" from residences. Page 7 bullet point 3: not sure what that number should be; 21,000 square feet is close enough to half an acre, but not 2100 sf. Page 5, bullet point 8, line 2, change "appl" to "applicant."

Motion:

Lazerow moved to approve, Weissman seconded. Approved 4-0-0

For March 16 minutes, Page 2, bullet point 3, regarding board members, Potter added that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member.

Page 5, bullet point 3, not sure what sentence is saying. Put comma after front, two-thirds in rear. No existing second story. Delete last part of sentence. Lazerow agreed.

Page 5, bullet point 3, not sure what sentence says. Put colon after 844 sf, then comma after front. Potter suggested deleting last part of sentence. Potter proposed forwarding to the City the suggestions regarding specific guidelines for LJSPDO proposed projects to be considered minor in scope. Board members agreed and will work with Board Member Weissman on the proposal to be submitted to the Planning Department.

Motion:

Lazerow moved to approve, Potter seconded. Approved 4-0-0.

4. Non-agenda public comment:

Kathleen Neil asked what updates are to the Land Development Code. Staff said updates were submitted regarding revisions about what constitutes minor vs. major project. No response from City. Neil asked made a request for the proposed changes to PDO regarding minor vs major project definitions. Neil asked if Weissman could send notices of workshops. Weissman to copy other members of Advisory Board. Weissman said she is unavailable for June and August LJSAB meetings.

5. Project Review

ACTION ITEM A - PTS 0700217 - 2790 Bordeaux Avenue - *Continued from March 16 Meeting*

Location: 2790 Bordeaux Avenue

APN: 344-111-0500

Description: Proposed remodel and addition to a single-story residence on a 0.21-acre lot. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

Applicant/Project Contact:

Klaudia Gemballa, Architects Local, Klaudiag@architectslocal.com

Presentation:

- Need decision if project minor in scope
- Scope includes interior and exterior remodel, new roof deck, and covered outdoor patio
- Home built in 1959
- Existing FAR is 0.29, proposed FAR is 0.34. Average FAR in the area is 0.29
- Rear setback reduced
- Letters of support received from adjacent neighbors
- Addition square footage contained in the rear
- Height increase is 6 feet

- Most of structure to demolished is in the interior

Board Comment:

- Potter said remodel was much needed

Public Comment:

- Staff indicated that public comment was received from neighbor and that they support the remodel

Motion:

Potter moved to approve. Weissman seconded. Lazerow commented on whiteness of stucco making house stand out too much. Lazerow asked if there is any plan to change (presenter said no). Motion passed 4-0-0

Action Item B – Project 0675102 – 8424 Avenida de las Ondas

Location: 8424 Avenida de las Ondas

APN: 346-132-0300

Description: Proposed remodel and addition of an existing 4,362sf single-family residence to a 5,178sf single-family residence with attached guest dwelling and detached 3-car garage on a 0.47-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Applicant/Project Contact:

Aaron Borja, Architects Local, aaronb@architectslocal.com

Presentation:

- La Jolla Community Planning Association approved previously
- Sloping site with basement at lower level of site
- Two- story house. project adding approximately 800 sf
- Average FAR .22, project at FAR .25
- Major remodel with CDP, SDP
- Roof increased by 5' 8"
- One-story houses on either side
- Wood cladding exterior
- Impervious paving
- Light grey stucco, marble floors

Board Comment:

- Moser has no concerns. Lazerow asked for clarification if no windows facing toward street. Presenter said windows do exist with vertical louvers facing street

Motion:

Lazerow moved to approve, Potter seconded. Passed 4-0-0

The following items are presented for input. No recommendation will be provided by the LJSPDAB at this time:

Information Item A - Park Residence

Location: 8051 La Jolla Scenic Drive North

APN: 346-732-0500

Description: Proposed addition to an existing 4,149sf single-family residence on a 1.4-acre lot. The Applicant is seeking input and direction on whether the proposed concept could be minor in scope

Applicant/Project Contact:

Jesse Leon, KL Drafting and Design, jessealeon@hotmail.com

Presentation:

- Seeking direction whether minor in scope
- Remodel above garage
- Roof existing height is 22 feet
- New roof proposed height 26 feet
- Interior remodel
- Adjacent owner approves
- East elevation is 300' from neighbor

Board Comment:

- Potter asked which neighbor supported project. Presenter said neighbor to north. Neighbor to south has not responded yet. Lazerow asked for clarification of first floor being below street level. Presenter verified.

Motion:

Lazerow moved to approve as a minor project, though greater than 25% sf increase, neighbor to north has already approved. Information only, no vote taken.

Information Item B - Mayer Guest Quarters

Location: 2370 Avenida De La Playa

Description: Proposal for a 729sf guest quarters to be located in the vicinity of the existing shed (existing shed to be removed) on a 0.49-acre site. The Applicant is seeking input and direction on whether the proposed concept could be minor in scope.

Applicant/Project Contact:

Hallie Swenson, Will & Fotsch Architects, hallie@willandfotsch.com

Presentation:

- Guest quarter located in same area as art studio
- No setbacks increased
- Height is 17 feet. No intention of renting out space, just for family
- Living room, bedroom , bath
- 13 feet to ridgeline on roof
- 120 sf studio expanded to 729 sf guest quarter. A fifteen percent increase in FAR

Board Comment:

- Weissman asked if it's an ADU. Presenter said no, and no CDP required. No kitchen. Lazerow joked that his wife would object to turning an art studio into guest quarters. Lazerow asked if nearest structure on rear neighbor's property is a long distance from the site. Lazerow asked if drainage is a problem. Presenter replied that there was not.

Motion:

Weissman said she would approve as a minor project, if a vote called. (No vote taken, Information only item)

Potter adjourned the meeting at 11:11 a.m.

Next meeting is May 18, 2022.

Minutes taken by Tony Kempton, Associate Planner, Planning Department