



THE CITY OF SAN DIEGO
La Jolla Shores Planned District Advisory Board
Meeting Minutes for April 21, 2015
615 Prospect Street, Room 1
La Jolla, California 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Yes	Jane Potter	Yes
Nathaniel Fisher	Yes	Susan Starr	No
Dan Goese	No	Susanne Weissman	Yes

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- 1. Call to Order:** 10:20 am
 - 2. Approval of the Agenda**
Motion: Approve agenda as presented. 4/0/0
 - 3. Approval of the Minutes**
November Minutes Motion: Tabled
February Minutes Motion: Approve as presented 4/0/0
 - 4. Public Comment:** None
 - 5. Project Review**

INFORMATIONAL ITEM – NO ACTION

- A. Project: Evans Residence Addition & Remodel**
8039 La Jolla Shores Drive APN: 346-371-0200

Presented by: Robert Davidson, (858) 456-8555, robert@ISarchitecture.com

Description: The project involves a whole house remodel and addition. The project will add approximately 1100 SF to the existing 1,932 SF house. The single story house will be enlarged and remodeled but remain a single story house. The house, built in 1952, has already undergone a single disciplinary review by City of San Diego Historic Staff where it was deemed to not meet local designation criteria as an individually significant resource (Project Number 414580)

Comments:

- Residence to remain single story but the sill plates and ceiling heights will be raised
- Solid courtyard wall in line with adjacent property
- Reduce south side yard setback from 8’-5” to 5’
- Unpermitted enclosed porch to be removed

- North side building envelope to be revised to remove bay window protrusions
- Art Studio to be added
- Master Bedroom to be added
- Approximate building height 18'
- Proposed clapboard siding in grey
- Proposed composite single roof
- Owner and/or applicant to communicate with the adjoining residents regarding the proposal prior to return to the LJSPDAB
- Project submittal to DSD in June/July. Applicant will return once first review cycle is complete.

Motion: None, information only

ACTION ITEM

B. Project: PTS 414456 Gergurich Addition & Remodel
8850 La Jolla Scenic North APN 344-182-1500

Presented by: Michelle Gergurich (owner) & Cindy Blair, Consultant 619-696-0330
Paw Lim, Architect 619-890-1688

Description: Combination Building Permit for proposed addition and remodel to an existing 2466 SF single story residence on a 7,998 lot. Work to include interior remodel, 228 SF addition (foyer & window pop-out), and 576 SF garage addition. Existing building was constructed in 1959. LJSPD-SF zone.

Comments:

- Addition of 228 SF Foyer + porch
- No change in setbacks
- New 2-car garage of 576 SF
- Stucco and stonework finish
- Clay tile roof
- Approximately 18' finished height of entryway.
- Broad neighbor support

Motion: Fisher/Potter Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council. 4/0/0

C. Project: PTS 365466 Verizon Gilman Court
7650 Gilman Court APN: 353-020-22

Presented by: Kerrigan Diehl, PLANCOM INC. (760)587-3003

Description: Neighborhood Use Permit (NUP), Neighborhood Development Permit (NDP), and Site Development Permit (SDP - ESL and PDO), Process 3, for a Wireless Communication Facility (WCF) consisting of the removal of existing roof-mounted

antennas and installation of a new 30-foot tall monopine supporting antennas and an existing equipment enclosure and new emergency generator structure renovations. Zone: LJSPD-SF. Total site area 2.83 acres, existing enclosure: 600 sq ft, proposed expansion: 260.75 sq ft for a total enclosure of 860.75 sq ft.

Comments:

- New 30' tall mono pine cellular antenna tree with 3-sections and 4-antenna.
- Equipment enclosure expansion for emergency backup and generator.
- Enclosure to be painted dark green. Antennas to be painted green and disguised with a covering of faux tree materials
- Two additional live pine trees to be added to flank and further disguise the cellular instillation.
- Vinyl slats to be added to the fencing
- Mono pine does not exceed the height of the ridge behind.

Motion: Potter/Donovan Approve Project in conformance with the LJSPD as adopted by the City Council. 4/0/0

D. Project: PTS 387418 “The Cottages at 8010”

8010 La Jolla Shores Drive APN: 346-365-1200; 346-365-1300

Presented by: Sasha Varone, 619-231-9905, svarone@golba.com

Description: Coastal Development Permit (CDP) and Tentative Map (TM). The project proposes to demolish an existing three unit apartment building with detached 5 car garage to construct six detached single family cottages with attached garages ranging in size from 1,577 SF to 1,683 SF on a 12,129 SF lot located in the LJSPDO MF-1 zone.

Comments:

- Parkway with three mature trees and driveway entrance to remain
- Six individual buildings “cottages”
- Additionally, the team considered a single multi-family building type and two 3-unit building options and opted for the six structures to provide a single family residential feel
- Cape cod style finishes
- Three stories over 2-car garages. The height and third story is a community character concern for the Trustees.
- Lot coverage is approximately 5,800 SF
- Total living space is 9,638 SF
- Each unit is 2-bedroom + first floor den
- 0.79 floor area ratio
- Condominium map and for-sale units

Motion: Potter/ Donovan Table the project pending additional information. The applicant is directed to return with a height analysis, bulk and scale study, and Floor Area Ratio of the immediate neighborhood with the goal of the "density" inclusion to

find out how many single family vs. multi-family dwellings are within the MF zone.
4/0/0

- E. **Project:** PTS 389806 / Hagan Addition / Guest Quarters
2473 Avenida de la Playa, APN: 346-400-0300

Presented by: Brian Longmore, 858 603 9478, permitsolutions@hotmail.com

Description: Remodel/Addition of 2,247 SF existing 1 story SFD to add 1567 SF Living including Guest Quarters and Pool, on 23,950 SF lot.

Comments:

- 660 SF Guest Quarters plus several other residential additions total 1,567 SF
- Height 17'10"
- 20 % lot coverage

Applicant Concerns

- The presenter was concerned that the projects potential to be considered as a Major project and subject to a discretionary Site Development Permit was not known to the team. The SDP would be a significant cost and time delay for the project. City staff was asked to investigate the project.
 - Project 385367 Hagen Addition/Companion Unit was submitted 8/20/2014 but cancelled 9/22/2014 for financial reasons.
 - Project 389806 Hagen Addition/Guest Quarters was submitted 9/22/2014
 - Development Services Department Plan Review staff provided the following comments to the applicant team on 10/2/2014 (10 days after submittal):

Advisory Board Review Issue

1. San Diego Municipal Code (SDMC) Section 1510.0201(d) requires a Site Development Permit (SDP) for development within the La Jolla Shores Planned District. However, this Section allows for minor additions to be approved through a building permit without obtaining an SDP. City staff will approve through a building permit additions that do not increase floor area by over 10 percent.
2. This project proposes to increase floor area by approx. 54 percent. This proposal may still be minor in scope, but City staff would like input from the La Jolla Shores Advisory Board before City staff makes a final determination.
3. This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the Planned District, and to allow for input concerning whether or not the Advisory Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Community Planner Karen Bucey of the Planning Department at (619) 533-6404 to be placed on a future agenda of the La Jolla Shores Advisory Board.

4. After the La Jolla Shores Advisory Board has reviewed the project, please contact this BDR-Planning reviewer for an appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans.
5. If it is ultimately determined by City staff that this project is not minor, then an SDP will be required. Submittal guidelines for Development Permits and Approvals, including Site Development Permits, can be found on the City's web site at the following address: www.sandiego.gov/development-services/industry/codes.shtml#submanual

Motion: Potter/ Donovan Table project pending additional information. The applicant is directed to communicate with the neighbors and provide setback survey to demonstrate that the guest quarters near the rear and side property lines is appropriate. 4/0/0

Minutes taken by Karen Bucey, Senior Planner, City of San Diego