



THE CITY OF SAN DIEGO
La Jolla Shores Planned District Advisory Board
Meeting Minutes for February 17, 2015
615 Prospect Street, Room 1
La Jolla, California 92037

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

1. **Call to Order:** 10:00 am
2. **Approval of the Agenda**
Motion: Approve agenda as presented. 4/0/0
3. **Approval of the Minutes**
Amend Minutes of January 20, 2014 is delete the voting matrix. Motion: Approve as amended. November minutes postponed until a quorum of members from that meeting are present.
4. **Public Comment:** None
5. **Project Review**
 - A. **403336 Paseo Del Ocaso**, 7967 Paseo Del Ocaso APN 346-512-0900
Presented by: Cori del Castillo, (858) 869-2851, ccastillo@islandarch.com
Description: Combination Building Permit for a proposed addition and remodel to an existing 1,959 SF single story residence on a 7,257 SF lot. Work to include the addition of a 282 SF second floor guest suite with bathroom, replacement of the existing exterior stairs, trellis structure, and a 6 SF addition to the garage for washer and dryer area. The site is located in the LJSPD-SF zone, and City Coastal overlay.
Comments:
 - Staircase is closer to the adjoining neighbor but does not encroach into the 4' side setback
 - Trellis should be revised to avoid encroachment into the setback.
 - The project design is architecturally consistent with the existing structure
 - The home was remodeled under a previous owner in 2010-2011
 - Adjacent neighbors are single story and residences across the street are two-story
 - Second story addition over a covered patio will be a bedroom, closet, and bath only and will not have a kitchen or be rented separately

- Applicant has not discussed the project with the neighbors.

Motion: Fisher/Starr. Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. Conditioned that all structures be outside of the required setback (trellis). 4/0/0

- B. 403427 Gergurich Addition**, 8850 La Jolla Scenic North APN 344-182-1500
Presented by: Property owner Michelle Gergurich and Architect Paw Lim 619-890-1688 or jlim6446@yahoo.com
Description: Combination building permit for addition and remodel to existing 1,880 SF single dwelling unit on a 7,998 SF lot. Work to include removal of existing kitchen, family room, bedroom, bath and garage. The existing first floor remodel will include kitchen, living room, dining room, bedroom, office and bath. The first floor addition will include a new attached garage, 2 new bedrooms, music room, entry tower and stair connecting to second floor. The second story addition to include master bedroom, bathroom, family room, and sitting area. A covered patio and a swimming pool to be added to the rear of the property. LJSPD-SF zone.

Comments:

- Project includes a two story entryway as a prominent feature of the frontage, de-emphasizing the garage entrance.
- Neighbor support of the project.
- Residences to the rear are two-story homes
- Project conforms to setbacks

Motion: Fisher/Starr. Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. 4/0/0

- C. 349880 Arthofer Residence SDP**, 1890 Viking Way APN 346-451-1600
Presented by: Marcus Vavanorden (858) 792-2800 / bhayer@hayerarchitecture.com
Description: Site Development Permit (Process 3) to add a second story and other home additions totaling 2,662 square feet to an existing 4,601 square feet, one story over basement single family residence located at 1890 Viking Way. The 0.28 acre lot (12,426 sf.) is in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community plan.

Existing Basement =	1,175.5	Proposed Basement =	1,323.7
Existing 1st Floor =	3,426.1	Proposed 1st Floor =	3,982.1
<u>Existing 2nd Floor =</u>	<u>N/A</u>	<u>Proposed 2nd Floor =</u>	<u>1,957.6</u>
Total Existing =	4,601.6	Total Proposed =	7,263.4

Comments:

- Residences behind the project are two-story and at a higher elevation

- The site is in an archeologically sensitive area. Onsite monitoring will be included as part of the project.
- Building is proposed to be white with black shutters. The trustees commented on a preference for a warmer color that fits in with the natural environment.
- Project height: Coastal Height is 29.5' Zoning height from lowest point within 5 feet of the project to the highest point is 34.9' where zoning would allow up to 40'.

Motion: Potter/Starr. Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. 4/0/0

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