



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for January 16th, 2019
615 Prospect Street
La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Herbert Lazerow	Present
Dan Goese, Chair	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

- Call to Order:** 11:03 a.m. December meeting cancelled.
- Approval of the Agenda**
Correction to November minutes regarding reference to scheduling for December meeting (no meeting). Approval of the agenda unanimous 5-0-0.
- Approval of the Minutes**
Approve November 19 minutes with change – Lazerow mentioned that on p. 2 motion should read project to come back for full review as a major project but without the second by Goese indicating approval, as it was a continuance. Potter corrected reference on p. 5 to next meeting as Monday January 16, to Wednesday, January 16. Lazerow moved approval, Potter seconded. Minutes approved with changes 5-0-1 (Goese abstaining).
- Public Comment:**
None
- Project Review**

ACTION ITEMS

ITEM A

Project: 603740 – Hershfield Residence Remodel

Location: 8230 Prestwick Drive

APN: 346-262-0600

Presented by: Chandra Slaven, clsaven@blueheron.com (619)-316-7645

Description: Proposed demolishing of an existing one-story single family residence and construction of a one-story single family residence with basement, decks, and back yard swimming pool totaling 10,750 sf (5,537sf consists of a basement) on a 0.45-acre site. See ATTACHMENT 1 for additional details.

Presentation

- Presenter summarized the project by stating that a neighborhood meeting took place at the subject residence. Approximately fifteen people attended. Most were immediate neighbors but some came from further down the alley. Slaven reviewed the development, answered questions and introduced the owners to the neighbors.
- A series of exhibits were prepared based on the meeting, including several view simulations.
- Livable sf of 10,622 with a total sf of 12,092 is proposed. Existing height is 17'6" with a proposed height of 21'7". Setbacks: 15' front yard, 20' rear yard, 6' side yard. The side yard setbacks preserve coastal views.
- In certain areas the proposed roof height is below the existing and in certain other areas it is above. Heights by elevation were 17' (street), 14' (north), 15' (rear), 15' (south).
- Letters of support were submitted as well. After environmental determination project will be scheduled for a Hearing Officer decision.
- Exhibit of view from neighbor's second story window across the street described as respecting neighbor's view. View from first story window yielded some loss of view.

Comments

- Donovan asked for clarification on reference to Planning Commission by presenter. Clarification was for City Planning and Development Services. She also questioned the accuracy of the information regarding building height. Presenter offered to go through the elevations again for clarification. Lazerow requested clarification of height related to existing chimney at 17'6". Existing building was a pitched roof with chimneys north and south. The proposed roof would involve a parapet extending 4' parapet above the current chimneys and creating a flat roof north to south with significantly more view impact. Presenter said the HOA requirement for pitched roofs dictated height of the parapets, which hide the pitched roof from the street. The owner desired the parapets to be more contemporary but incorporated the pitched roof CCR.
- Audience member mentioned that the proposal is twice as large as neighboring structures and questioned its compatibility with neighborhood character.
- Audience member suggested proposal should be a process 3 because applicant has submitted what amounts to serial changes that, individually, would not qualify as a major project but taken together would. Audience member did not imply applicant was being deceptive but said the fault was with Development Services.

Motion: Board member Lazerow moved that the project be denied because of excessive scale and the architecture facing the street. Second by Potter. Motion passed 4-0-2 with Goese and Weissman abstaining.

ITEM B

Project: 623331 – Castagnola Addition

Location: 8204 Prestwick Drive

APN: 346-333-0200

Presented by: Matin Taraz, mtaraz@san.rr.com (858) 775-0505

Description: Proposed remodeling of and 804 sf addition to an existing one-story single-

family residence with an attached garage on a 0.49-acre site. The project adds a single car garage and a bedroom while rearranging some of the existing spaces and includes a new roof. The proposal would increase existing FAR from 0.18 to 0.21. *See ATTACHMENT 2 for additional details.*

Presentation:

- Project proposes an addition that would allow storage and access to the residence from the garage.
- The increase is approximately from 3700 sf to 4500sf. About 500sf would be livable space.
- Only south setback changed, from 10' to 8'.
- Existing ridgeline is 15' and 4' will be added. The existing living room is sunken, which presents a safety issue for the prospective owner. So plans are to raise the floor, which in turn necessitates raising the roof.
- A cover for the existing patio is also proposed.
- A detached deck is proposed in the backyard.
- The entryway is to be reconfigured and the exterior is to be re-stuccoed.

Comments:

- Lazerow said the project is not a minor, as it increases height and decreases the setback, reducing the ocean view.
- Goese suggested continuing the project until it can be reviewed as a major.
- Donovan cited a memo that explained the difference between minor and major projects (See City Bulletin 621).

Motion: Board member Donovan moved to continue and have the project come back to be reviewed as a Major. Moser seconded. Motion to continue passed 4-0-1 with Goese abstaining (Lazerow departed). After discussion Goese emmoved to continue project as presented and have the project reviewed as a major, as a quorum of LJSAB members think it is a major project. Seconded by Moser. Motion to review as a major passed 4-0-1.

ITEM C

Project: 556536 – **Sunset Residence**

Location: 8276 Paseo Del Ocaso

APN: 346-231-1900

Presented by: Colin Lowry, colin@cladinc.us (619) 800-8105

Description: Proposed remodel with partial demolition of an existing single-family dwelling (0.39 FAR) with new 1,134 sf second story and net increase of 240 sf on first floor, for a total of 3,449 sf two-story single dwelling (0.66 FAR) on a 0.12-acre site. *See ATTACHMENT 3 for additional details.*

Presentation:

- Presenter mentioned previous owner (Greenberg) presented to LJSAB.
- New owner is proposing a new front entrance, laundry room adjacent to the garage.
- Second stories are stepped back two feet from the first story side yard set back.
- Exterior materials are mainly stucco with wood accents.
- Side and north yard elevations have most windows on upper story for privacy.
- Rear yard has a lap pool with a deck.

- Small balconies extend off the second-story bedrooms.
- Small trees are planned mostly for screening purposes.
- Adjacent properties owners were invited to review plans.

Comment:

- Neighbor questioned whether it was proper to have a pool next to her property line. Neighbor complained of previous owner cutting down her trees in order to maximize the coastal view. Proposed deck would compromise neighbor's privacy.
- Applicant responded that they would not cut down anyone's trees without their permission, as the trees are entirely on the neighbor's property.
- Future owner said he had no intention whatever of cutting the neighbor's trees but said his landscaper mentioned possibly having them topped, which would require the neighbor's permission.

Motion: Weissman moved to approve project as presented. Second by Moser. due to proposal constituting a 50% increase in FAR. Donovan then moved a second motion to approve as a process three. Second by Moser. Motion passed 4-0-1 with Goese abstaining.

ITEM D

Project: - PTS 602487 Pathria Residence CDP/SDP

Location: 7985 Calle De La Plata

APN: 346-262-0600

Presented by: Rodrigo Villalon, rodrigo@t7architecture.com (858) 345-1295

Description: Proposed remodel of the existing interior space and a 2nd level addition to the garage on a 0.25-acre site. Proposed increase of 1,981sf 1st level, 646sf 2nd level, 420sf 2-car garage -total of 3,047sf would increase FAR to 0.28 where 0.60 is allowed. *See ATTACHMENT 4 for additional details.*

Presentation:

- Presenter absent.

Comments: None

Motion: None

Item E

Project: 624104 - Riha Remodel

Location: 7935 El Paseo Grande

APN: 346-503-0500

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

Description: Proposed 85sf one-story addition, 362sf two-story addition, 308sf covered porch addition (all in rear yard); interior remodel; new covered front porch; new windows and doors new roofing and stucco finish to exiting 1840sf single-family home would increase existing FAR from 0.29 to 0.41. *See ATTACHMENT 5 for addition details.*

Presentation:

- Presenter said the project is mostly through plan check as a minor.

- Total sf including second floor addition is 447sf, of which none is visible from the street.
- The covered lanai does count toward GFA.
- Presenter said he talked to three neighbors about the project.
- Presenter said he has not talked to neighbor to the rear of the project.

Comment:

- Donovan and Moser requested copies of cycle reviews for LJSAB reviews in future meetings.
- Donovan requested information on how covering the porch affects GFA. She said the roof jumped up FAR to .41 which would cause her to deny the project.
- Moser suggested the porch roof could be a trellis, which would reduce FAR. The presenter rejected that suggestion. The presenter said he could remove the roof, get LJSAB approval, then come back next year for a permit just for the roof, as a kind of end run.

Motion: Donovan moved to not approve as a minor project and request presenter return for consideration as a major. Motion failed due to lack of second. Moser moved to approve as a minor project, due to a large portion of the porch not being enclosed. Motion passed 4-1-0.

6. **Next meeting date:** Monday, February 20, 2019.

7. **Adjournment:** 12:56 p.m.

Minutes taken by Tony Kempton, Associate Planner, City of San Diego