



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for October 15th, 2018
615 Prospect Street
La Jolla, CA 92037

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

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1. **Call to Order:** 11:00 a.m.
 2. **Approval of the Agenda**
Approval of the agenda unanimous 5-0-0.
 3. **Approval of the Minutes**
Approve August minutes with change – typo on page 2 under Presentation, third line change of to or. Minutes approved with change 4-0-1 (Potter abstaining).
 4. **Public Comment:**
Chair Goese thanked everyone for taking time to attend the meetings of the La Jolla Shores Planned District Advisory Board.
 5. **Project Review**

ACTION ITEMS

ITEM A

Project: 612368 – Kearns-Kroupa Remodel SDP

Location: 8015-8017 El Paseo Grande

APN: 346-363-0700

Presented by: Heather Crane, heather@isarchitecture.com. (858) 456-855

Description: Site Development Permit for an interior remodel and addition totaling 1,478 sf to an existing, potentially historic 2,413 sf multi-family home on a 5,991sf lot. Unit #8015 includes a second story and roof deck addition. Unit #8017 – includes a interior remodel only. Project is seeking a recommendation of approval. *See ATTACHMENT 1 for additional details.*

Presentation

- Former absentee owner plans to come back to expand and occupy the owner side of the duplex with a bedroom.
- A second story is proposed that would be accessed at the owner's side, plus a roof deck above the second floor. Property is potentially historic. The residence is symmetrical with a low-slung roof. The expansion will have to meet Secretary of the Interior Standards for historic properties, which limited the buildable area. The Standards require that the addition cannot mimic the existing structure, only complement it.
- The plans feature an elevated roof garden.
- Original plans had upper story windows that created privacy issue for a neighbor, which were subsequently addressed through a re-design utilizing a screen.
- Proposal is to add 1,478 sf bringing FAR up from .40 to .64. Front setback is 15'10", second story addition is 57' back from property line, and side yard setbacks are conforming to regulations at 4'. Rear setback is 3'7". Highest point is at stairwell – 28'2".
- Historic standards require keeping all original T1-11 siding on the front with plain stucco on the sides.
- Addition of skylights required Historic Preservation approval.
- Four parking spaces and two curb cuts are to remain.

Comments

- Mosher asked if the potential tenant would be long-term. Applicant replied that future tenants would be long-term.
- Weissman expressed concern that the parking design might extend on to the sidewalk but applicant said the four spaces would be side by side and not pose a problem.
- Lazerow requested clarification as to whether the project was for three levels or two levels. Applicant responded that the third level is a roof deck above the second level. He also asked why the stairwell extends above the chimney. Applicant responded that it has to be weatherproofed, making it taller than the chimney. Lazerow asked if there was no step back between the first and second stories. Applicant responded that there is none but that the side yard is 57' back from the property line and should serve as mitigation and to step back just one foot would be a lot for such a small project.
- Resident James Alcorn complimented the design as portraying the addition as if was always there.

Motion: Board member Potter moved that the board approve the project as presented. Moser seconded. Motion passed 5-0-0.

ITEM B

Project: 572694 – Grady Residence CDP/SDP

Location: 7910 St. Louis Terrace

APN: 346-454-0000

Presented by: James Alcorn, (619) 701-8488

Description: Coastal Development and Site Development Permit for the construction of a

new 2-story, 4,640 sf residence over basement garage, 2,176 sf basement, and adjacent lap pool on an existing 6,500 sf lot. Project is seeking a recommendation of approval. See *ATTACHMENT 2 for additional details.*

Presentation:

- Alcorn said the existing building will be demolished and a new building constructed. He said he would meet with neighbors once a model is completed.
- The garage is four feet from the property line. The site is sloped, from 97' to approximately 79' above msl. The average front yard setback in the area is from 10' to 25'. Applicant is proposing 15'. Average rear yard setback is from 8' to 15' and applicant is proposing 10'. Average side yard setback is from 5' to 10' and applicant is proposing 5'.
- Alcorn said the property has several Ficus trees that an arborist had declared to be very healthy with a long life expectancy. He plans to retain these trees, as they are an asset that provides shade, though some extend onto city right-of-way. The City said the property line was 2' from the curb, a violation, and requested the property line be moved. Subsequent meeting with City officials resulted in an agreement that the property owner not develop into that area (aka it IOD), as the City may need it for a future use.
- One driveway will be closed to prevent cars from backing out onto a one-way street.
- Water will drain onto St. Louis Terrace away from the site.
- An archaeological study found evidence of artifacts between the subject site and a neighboring site. Regulations allow for development to encroach 25% into the area with foundations and applicant intends to use piers to support the residence and avoid use of wider footings.
- Exterior materials include board form concrete. Exterior plaster will be used on the upper levels.
- Building height will be 30'.
- Neighbor questioned height and fence encroaching onto his property. He requested an independent height check by his builder. He was also concerned that excavation associated with the development would damage his palm trees. Presenter assured that there would no issues. Presenter offered an explanation of height measurement according to Proposition D. Lazerow said the project would obscure ocean views from Torrey Pines Road but other board members and presenter said that was not a protected view corridor.

Motion: Board member Moser motioned to approve project as presented, Weissman seconded. Motion passed 4-1-0.

ITEM C

Project: 612206 – Mardoum SDP

Location: 7830 Roseland Drive

APN: 346-523-0400

Presented by: Denisse Prado-Liendo, Denisse@jacksondesignandremodeling.com, (619) 442-6125 x363

Description: Proposed additions and alteration to existing 1,933 square feet single-family dwelling on an existing 10,140sf lot. Work includes alterations and a 54 square-foot addition to the first floor and a 1,377 square-foot second floor addition. Project is seeking a recommendation of approval. *See ATTACHMENT 3 for additional details.*

Presentation:

- Subsequent to LJSAC failing to carry a motion to approve as a Process 3 at the last meeting on this project, the applicant is returning to seek an approval.
- Presenter explained there was no view blockage with addition of second story and roof deck.
- Project would locate massing of proposed second story toward the back of existing single-story house.
- Project would expand on the existing architectural style- coastal craftsman.
- Proposed roof pitch is low to minimize massing/bulk.
- Runoff would be treated on-site.
- No complaints were received from neighbors within 300' of subject site.
- The design would preserve privacy of neighbors.
- Project is 4' to 5' below 30' height limit.

Motion: Weissman motioned to approve project as presented as a major. Passed 4-0-0. (Lazerow absent).

ITEM D

Project: - Riha Remodel

Location: 7935 El Paseo Grande

APN: 346-503-0500

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

Description: Proposed addition of 766sf to an existing 1,840sf residence on a 6,254 sf lot. Project is seeking feedback regarding whether the proposed project can be considered Minor/Process 1 in scope. *See ATTACHMENT 4 for additional details.*

Presentation:

- Planned addition of two bedrooms to an existing 2-story residence.
- One bedroom is to be on the second story and the other on the first story.
- The additions are to be connected with a cover, creating a 308 sf lanai/porch, that will be counted toward FAR (.42).

- The two bedroom additions would be greater than 10 percent of the total sf but the additions would not be visible from the street.
- Neighbors on three sides are aware of the proposal and have no issues.
- One neighbor had a concern about window placement but the applicant promised to work toward a mutually agreeable design.
- Applicant plans to increase driveway width, but not curb width, to accommodate more parking. Design includes a two-car tandem garage.

Motion: No vote, information only.

7. **Next meeting date:** Monday, November 19th, 2018.

8. **Adjournment:** 11:43 a.m.

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

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