



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

**DRAFT** Meeting Minutes for September 16<sup>th</sup>, 2019

615 Prospect Street

La Jolla, CA 92037

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

- 1. Call to Order:** 11:00 a.m.  
Potter called the meeting to order at 11:00 a.m.
- 2. Approval of the Agenda**  
Weissman moved to approve the agenda without Item B. Moser seconded. Motion approved 4-0-0.
- 3. Approval of the Minutes**  
Moser moved to approve minutes from June 24, 2019. Lazerow cited page 2, sixth bullet point, substitute "he said" for "de said". Moser moved to approve minutes as amended, Lazerow seconded. Motion passed 4-0-0
- 4. Public Comment:**  
None.
- 5. Project Review**

### **ACTION ITEM A**

**Project:** 641929 – Chambers Roof Upgrade

**Location:** 7970 Via Capri

APN: 346-580-0600

**Presented by:** Ed Fordan, [efordan@sbcglobal.net](mailto:efordan@sbcglobal.net), 858-564-9717

**Description:** Repair of existing roof to address leaking.

### **Presentation**

- Presenter will use tiles similar to what currently exists.

### **Board Comment**

- Moser moved to approve as presented. Potter seconded. Motion passed 4-0-0.

**ACTION ITEM C****Project: 639998 – Ratniewski Addition****Location:** 8695 Glenwick Lane

APN: 344-113-0600

**Presented by:** Colin Hernstad, [colinhernstad@gmail.com](mailto:colinhernstad@gmail.com), 619-921-0114**Description:**

Enclose existing roof deck above existing garage and extend existing garage by 4 feet. Existing sf 3,610, FAR .45, proposed sf 4,185, FAR .52. Height is 27 feet, 3 inches.

**Presentation**

- Presenter proposed enclosing the existing roof deck and incorporating it as part of the habitable space of the residence.
- Presenter said the plan is to build out the garage 4 feet toward the street and add the roof over the deck.
- Presenter said the proposal would add over ten percent of the existing sf.
- A new staircase will be built inside the garage leading up to the roof and into the house.
- The top of the roof is 24 feet.
- Total added sf is under 500 per presenter. Presenter said the owners wanted to create a sense of volume with the roof extending fourteen feet up from the deck.
- In response to Moser’s concerns regarding bulk/mass the presenter suggested he could bring the plate line down to eight feet from ten.

**Board Comment**

- Moser suggested that the proposed addition is massive and looks bigger than the existing tower at the entrance.
- Moser complained that applicants could build roof decks with the original structure and then come back and enclose it, creating a massive structure.
- Potter said she knew nothing about this proposal and neither did some neighbors, as well as the head of the architectural committee for this area. The presenter said his client had no knowledge of the noticing process.
- Weissman noted that the addition is straight up and down with the garage without any step-back and that is not desirable. Weissman said there should be articulation on all sides of the proposed addition. Lazerow said there was no articulation on the side or front.

**Motion:** Lazerow moved to deny as being out of character with the neighborhood due to lack of step-backs on the second story but then offered to continue to allow the applicant to get letters from neighbors and redesign so the proposal is more in character with the neighborhood. Discussion ensued. Ultimately Lazerow then moved to deny approval as a Process 1 due to bulk and scale, increased height plus

visibility from the street and lack of step-backs on second story. Motion passed 4-0-0.

**ACTION ITEM D**

**Project: 637710 – Zuckerman Residence**

**Location:** 2502 Calle Del Oro

APN: 346-202-0500

**Presented by:** Mark D. Lyon, [info@mdla.net](mailto:info@mdla.net), 858-459-1171

**Description:** Demo existing 4,187 sf single-family dwelling and attached garage, and construct a new 7,033 sf two-story dwelling with attached garage and uninhabitable basement and detached 520 single-story guest house. Scope includes a lot line adjustment to include an existing 660 sf detached garage.

**Presentation**

- Presenter said proposed FAR would be .137.
- Presenter said some existing fill on the property would necessitate the installation of caissons. He said the development would be thirty to forty feet away from the top of the slope. He said the City Engineer’s report verified a factor of safety.
- Presenter mentioned that second story would be stepped back.
- The guest house would be located in the landscaped yard area between the house and garage.
- In response to Lazerow the presenter said most of the other houses in the neighborhood are two-story.
- In response to Weissman, the presenter said the second story would not be visible from below, as the existing story would block it. The existing six foot setback would be moved to eight feet.

**Board comment:**

- Moser expressed concern over the stability of the large lot with steep hillsides.

**Motion:** Lazerow moved to approve as presented as a Major (Process 3) project that conforms to the neighborhood. Potter seconded. Motion passed 4-0-0.

**6. Next meeting date:** Inquiry of availability for next meeting resulted in a tentative date of October 21, 2019.

**7. Adjournment:** 12:15 p.m.

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