



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
APPROVED Meeting Minutes for October 21, 2020
615 Prospect Street Jolla, CA 92037

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

1. Call to Order: 10:00 a.m.

Potter called the meeting to order at 10:00 a.m.

2. Approval of the Agenda:

Lazerow moved to approve, Weissman seconded. Motion passed 4-0-0.

3. Non-agenda public comment:

None

4. Approval of the minutes for September 18, 2020.

Potter commented that Suzanne was misspelled on previous minutes and agendas. Also, date for August minutes is for the 26th not 25th minutes. Correct spelling of Bordeaux, including letter a. Weissman said to correct motion as amended on page 2 of board comment on Item A to include, "large square footage and addition of second story are reasons it can't be considered a Process 1." Potter moved to approve minutes as amended. Moser seconded. Approved 4-0-0.

5. Project Review:

ACTION ITEM A – PTS 662163 – Perez Residence Remodel & Addition SDP

Project: PTS 662163

Location: 8433 Prestwick Drive

APN: 346-151-0400

Presented by: Tim Golba, TGolba@golba.com (619) 231-9905

Description: Proposal for a remodel of an existing two-story residence on a 0.46-acre lot. Applicant is seeking a recommendation of approval for a Site Development Permit.

Presentation:

- Project is back after one year to get an approval by the board after changes to the north side reflect board request to step back the second level trellis and column on the deck.

Board Comment: None

Motion:

Lazerow moved to recommend approval, Weissman seconded. Motion passed 4-0-0.

ACTION ITEM B – PTS 655141 – Whiteman Companion Unit

Project: PTS 638504

Location: 2546 Azure Coast Drive

APN: 346-590-0400

Description: Proposal for a new companion unit with attached garage to an existing residence on a 0.46-acre site. Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

Presented by: Michael Hernandez, Hernandezarchitecture@cox.net (619) 244-3244

Presentation:

- Proposed addition of 1,425 sf on flat area of site
- Building is one story
- Grounds are extensively landscaped
- Neighbors, as well as HOA, have sent letters of approval for project

Board Comment:

Comments included discussion on maximum square footage and permit requirements for ADU's. A member mentioned that companion units would not be exempt from a CDP. Staff mentioned that proposal may require discretionary review as a major project, involving public input. Member requested setback clarification. Member said, because the neighbor on the west side sent a letter of approval, he doesn't think the side setback would cause a denial of the proposal, though the overall increase in square feet is more than 10%. Staff advised focusing on whether project is minor or major, as DSD determines whether a CDP would be required per LDC. Comment was made by the board that this was an exceptional approval because the property is very large and the proposed improvements are not visible from either the street or from the neighbors.

Motion:

Weissman moved to recommend approval of project as a minor project and to cite section of 126.07.04 of LDC regarding companion units is applicable. Moser seconded. Motion passed 4-0-0.

ACTION ITEM C – PTS 670812 – 8371 La Jolla Shores

Project: PTS 638504

Location: 8371 La Jolla Shores Dr.

APN: 346-180-0200

Description: Proposal for an addition to an existing single-story residence on a 0.23-acre site. Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

Presented by: A.J. Remen, Aremen@balajallo.com (858) 454-4555

Presentation:

- Three hundred-foot analysis of neighboring properties performed regarding bulk and scale of proposal
- 0.3 FAR proposed
- Bulk and scale are conforming with adjacent properties
- Addition is on southern portion of site
- New addition would be lower than existing structure
- Setbacks in conformance with neighboring properties
- No public viewpoints would be impacted by project
- Twelve of adjacent homes have larger FAR than project proposes
- Addition to conform to Historic guidelines
- Project would be lower than existing roofline

Public Comment:

None

Board Comment:

Member said increase is greater than 10% but square footage is low for overall project. Member was concerned that neighbors would not receive notice. Presenter said neighbors have not been noticed. But owner said they had good relations with neighbors.

Motion:

Moser moved to approve as a minor project, as it is mostly not visible from the street. Potter seconded. Passed 4-0-0.

Next meeting date: November 23, 2020

Adjournment: 11:35 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department