



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for January 19, 2016

615 Prospect Street, Room 1

La Jolla, California 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Susanne Weissman	Present
Dan Goese	Present		
Jane Potter	Present		

1. **Future Meetings:** Meeting times of the Advisory Board will be every 3rd Monday of the month from 11am to 1pm in Room 1 of the La Jolla Recreation Center to coincide with recreation operating hours.
2. **Call to Order:** 10:09 am
3. **Approval of the Agenda**
Motion: Approve agenda as presented. 4/0/0.
4. **Approval of the Minutes**
November 17, 2015 Minutes Motion: Approve minutes as presented 4/0/0
5. **Public Comment:**
 - Introduction of Marlon Pangilinan, Senior Planner as the new La Jolla Community Planner
6. **Project Review**

ACTION ITEM

ITEM A

Project: 453174-McBride Residence, 8447 Paseo Del Ocaso La Jolla APN: 346-082-37

Presented by: Mark Steele, M.W. Steele Group, Inc.

Description: Site Development Permit (Process 3) for a residential remodel adding 681 sf to an existing 2,342 sf house. Proposed total: 3,023 sf. The new sf will be added on the east (back) side of the house, expanding the kitchen and bedrooms. The 0.26-acre site is located within the Coastal Overlay Zone (Non-Appealable), the LJSPD-SF zone(s) of the La Jolla Shores Planned District, and within the La Jolla Shores Community Plan area.

Presentation:

- Project is adding 400 sf - Barely 10% and can be a minor project if no visibility issues from the public right-of-way
- No increase in height is proposed
- Increase in lot coverage to 100 sf to make the proposed house more functional

Comments:

- Historic Study will be submitted upon hearing from the Advisory Board
- Based on response from the architect no apparent impact to neighbors and no raising of the ridgeline

Motion: Recommend as a Minor Project-Process 1. Project conforms to the LJSPD as adopted by City Council. 4/0/0.

ITEM B

Project: 450023-Paseo del Ocaso Residence, 8438 Paseo del Ocaso APN: 346-081-06

Presented by: Sarah Horton, Golba Architecture

Description: Site Development Permit and Coastal Development Permit (Process 3) for demolition of an existing 1,938 sf single-family residence with an existing FAR of 0.35. Construction of a new 2-story, 3,816 sf single-family residence with a proposed FAR of 0.69, partial basement, and a 467 sf garage. The 0.13-acre site is located within the Coastal Overlay Zone (Appealable Area) and the LJSPD-SF zone of the La Jolla Shores Planned District, and within the La Jolla Shores Community Plan area.

Presentation:

- Project features include pulling the project back for more light access
- Upper level is stepped back
- Roof deck is proposed

Public Comment:

- Maximum height of the project is 27.3 feet. Existing home is one story.
- 20 feet setback from the street to accommodate off-street parking
- The proposed 0.69 FAR is a concern. Other properties limited to 0.60 FAR. There is a trend of building larger homes because there is not FAR limit, but new homes need to be compatible with community character.
- FAR data requested of other homes in the neighborhood
- There are no public views associated with the project site
- Upper story doesn't appear to be stepped back. Although there is a proposed 3-foot step-back, a greater proposed step-back could further reduce the bulk and scale of the project.
- Grade of the project is going from 26 feet to 27.3 feet
- Rear portion of the proposed project appears bulky along with roof deck
- Average of FAR of the neighborhood appears to 0.58 FAR. This is a concern that projects with a greater FAR can change the character of the neighborhood. FAR is not in the PDO, but we can look at to get an idea of bulk and scale
- The project could be better served if it encouraged a less "tunnel feel" and more of an "open" design
- Applicant suggested continuing the item to address concerns over bulk and scale
- The Advisory Board thanked the neighbors that were in attendance and indicated that their comments were helpful

Motion: Recommend that the Advisory Board continue this item to allow concerns to be addressed by the architect team. 4/0/0.

ITEM C

Project: 43778-Veltmeyer Addition SDP, 7632 Via Capri APN: 346-580-05

Presented by: Tim Jones, TPJ Architecture

Description: Site Development Permit (Process 3) for an addition to an existing residence (1,362 sf main level and 1,140 sf lower level) with an existing FAR of 0.11 which would include: 780 sf to the main level-living room, a new 324 sf deck extension, 1,312 sf to the upper level-bedrooms and bathrooms including a 517 sf deck area, and a proposed FAR of 0.21. Total finished residence living area: 4,594 sf. The 0.51-acre site is located in the Coastal Overlay Zone (Non-Appealable), the LJSPD-SF zone of the La Jolla Shores Planned District, and within the La Jolla Shores Community Plan area.

Public Comment:

- No caissons are proposed with the project
- Existing house is one-story with a tower element. Tower element being replaced with a similar feature to allow for a grand hallway on the proposed 2nd floor.
- Issues and concerns expressed about how the original tower was approved
- There are issues with developments' impact to views in the neighborhood.
- Applicant has stated that concerned residents within the neighborhood have been informed about meetings regarding the project.
- Final building colors will be grayish with earth tones
- Concerns expressed regarding bulk and scale and effect on community character given the 10% increase in FAR.
- Concerns expressed about the proposed 3-story residence and also how it could set a precedent for bulk and scale in the neighborhood and that more information is needed to understand what the proposed building looks like from the rear
- Advisory Board emphasized the need to see a survey of building heights and FAR's within a 300-foot radius as most committees within the community will expect to see it and use it to review for compatibility

Motion: Recommend proposed projects as a Major Project – Process 3 in accordance with the La Jolla Shores Planned District Ordinance. 3-0-1. Abstention by Board Member Donovan due to concerns over the project's height and the precedent it could set and not having enough information to understand what the rear of the building will look like. Motion fails. No recommendation due to a lack of four affirmative votes.

Adjournment: 11:30am

Minutes taken by Marlon Pangilinan, Senior Planner, City of San Diego