



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for June 24th, 2019
615 Prospect Street
La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Resigned	Herbert Lazerow	Present
Dan Goese, Chair	Resigned	Jane Potter	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**
Lazerow moved to approve the agenda with a change to add election of a chair. Moser seconded. Motion approved 4-0-0. Lazerow nominated Jane Potter as chair. Moser seconded. Approved 4-0-0.
3. **Approval of the Minutes**
Lazerow cited page 2 of April minutes where bulletin is misspelled and the g on the end should be deleted. Motion by Lazerow to approve, second by Moser, passed 4-0-0.
4. **Public Comment:**
None.
5. **Project Review**

ACTION ITEM A

Project: 633498 – Crisafulli Addition/Remodel

Location: 2695 Hidden Valley Road

APN: 346-580-0600

Presented by: Aaron Borja, aaronb@architectslocal.com (619) 535-1200

Description: Interior remodel and addition to an existing 4 bedroom, 4 bathroom single family house with an attached 3-car garage. Third level to be added over existing footprint. Second story master bed and bath. *See ATTACHMENT 1 for additional details.*

Presentation

- Presenter said the existing lot is 41,587 sf, lot coverage is to remain at 11% and the project proposes increasing the building footprint by 42 sf. A new level is proposed on top of the entry level,
- Presenter said total gross floor area to be added is 2,043 and the addition will not increase the building footprint, except for the 42 sf at ground level. This would represent more than a 50% increase in sf.
- Height will increase by 8' 4 ¾", below the maximum 30-foot height limit.
- Main concerns were potential view blockage. Site sections verify that some adjacent residences behind the subject property would have views impacted while others would not.
- Applicant showed a 3-D representation of the house and explained that second story dormer windows would be removed to accommodate the proposed addition.
- Applicant presented assessor information de said demonstrated that their residence would be compatible in terms of size and scale with neighboring properties, though it would be the second largest within 300 feet.
- Presenter described very small changes in building profile.
- Lazerow asked if the building upper story would be stepped back on all sides. The presenter replied that it would be stepped back on the front and sides but cantilevered on the rear with approximately 100 feet distance between the rear façade and the neighboring property.

Board Comment

- Moser asked if anyone from the neighborhood was present. The presenter said the neighbor to the rear gave the applicant a letter of support. The owner said she spoke to all the neighbors who were generally in support but did not write letters, except for the neighbor to the rear.
- Weissman said the house was hardly visible from the street and didn't see any problem with the proposal. Weissman asked if the project required a coastal development permit. Presenter said that they were anticipating a ministerial permit without a Site Development Permit.
- Lazerow asked if the presenter thought the project was minor. Presenter replied affirmatively. Lazerow said the increased FAR was greater than 10% and that height was being increased and questioned whether the project qualified as minor under Bulleting 621 guidelines.
- Moser said that the proposed increases in sf and height constitutes a major project. Owner responded that any slight increase could then be construed as a major project. Weissman said that projects are considered on a case-by-case basis, as, for example, if a project increase in sf is 12% but is not visible, that would be taken into consideration.

Motion: Lazerow moved to approve proposal, as presented, as a major, Process 3. Potter seconded. Motion passed 4-0-0.

ACTION ITEM B

Project: N/A – Price Remodel

Location: 8144 Paseo Del Ocaso

APN: 346-282-1200

Presented by: David Hall, david@jacksondesignandremodeling.com (619) 442-6125 ext. 339

Description:

Whole home remodel and second level addition. Proposed demolishing and reconstruction of an existing 2,119sf residence plus construction of a second level totaling 3,528sf. Existing FAR 0.40. proposed FAR 0.67. *See ATTACHMENT 2 for additional details.*

Presentation

- Presenter mentioned previous meeting where he was requested to step back on all sides of the proposed residence. He offered a re-cap of the project, describing it as a whole house remodel with a second floor addition. There would be a small addition between the main house and an existing accessory dwelling unit on the lot.
- Moser asked how the project changed since the last presentation. The presenter said that they considered the suggestions for pulling the walls back but had significant challenges with that, locating stair in an unfavorable location. Since the house is small there were limitations to where the stairs could be located. Pulling in the left side would make the master suite considerably smaller. Moser again asked if there were changes to which the presenter replied in the negative but said there were other residences in the neighborhood that had second stories at 4' off the property line. Plus there are other multi-family, three-story residences nearby.
- The owner said he received positive feedback from neighbors, including a number of letters.

Board Comment

- Weissman said the project looked compatible with the neighborhood.
- Lazerow commented that an immediate neighbor did not write a letter.

Motion: Moser moved to approve as presented as a Process 3 (major project). Weissman seconded. Motion fails 3-1-0. Lazerow reconsidered without another motion and changed his vote to aye. Motion passed 4-0-0.

ACTION ITEM C

Project:634819 – Kuntal Addition

Location: 7710 Via Capri

APN: 363-150-0100

Presented by: Daniel Hruby, DHruby@VisualizeItBuilt.com (510) 205-7876

Description: Complete interior/exterior remodel and addition to 3,222 sf SFR (Circa 1972) including: 280 sf 2 story lateral addition; 813 sf second floor addition over existing garage; 916 sf new roof deck; 1136 sf penthouse with 12 sf elevator and stairs for roof deck access; 450 sf pedestrian bridge and security gate to Via Capri.

Presentation

- Presenter displayed the elevation from Via Capri. Owner provided some personal background. Owner said the proposal would keep the existing footprint except for a 3-foot lateral increase and an increase on top of the existing structure. A pedestrian bridge to the second level was proposed. Presenter said that vegetation along the street would act as a screen for the proposed additional square feet, which includes a roof deck.
- An elevator through all three stories was proposed and the master suite-over the existing garage.
- The owner said he had letters of support from neighbors and the FAR would increase from .15 to .23.

Board Comment

- Lazerow questioned if the letters of support were from immediate neighbors. The owner said his wife had a verbal OK from an immediate neighbor.

Motion: Lazerow moved to approve as presented as a Major (Process 3) project only because he is less concerned about stepping back upper stories due to the distance between houses in this area. Weissman opined that it is a toss-up as to whether the proposal is Major or Minor. Lazerow said the project, at a 40% increase in sf, would have to be considered a Major. No second. Weissman then moved to approve as presented as a Minor (Process 1) project. Moser seconded. Motion failed. Potter announced the board has no recommendation and deferred to the City. Weissman then moved that the project design conforms to the PDO but the board cannot conclude whether the proposal is Minor or Major. Lazerow seconded. Motion passed 4-0-0.

ACTION ITEM D

Project: 634880 – Bush Residence

Location: 7914 St. Louis Terrace

APN: 346-454-0600

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

Description: Proposed 499 sf to 2nd floor. Proposed 342 sf 3rd floor roof deck. Proposed 1st floor interior remodel of 1,247 sf. is 2,673 sf.

Presentation

- Presenter gave some background on this proposed summer home. The main focus is the new master bedroom suite at the rear of the property.
- Existing house has historical designation.
- Setbacks to remain with the chimney high point at 29 feet and the roof is currently at 27 feet where 28 feet is proposed.
- Presenter said the addition is not visible from the street.
- Increase in additional sf is 18.5%.
- All neighbors directly adjacent to property were notified. Neighbor to the south has a view over the subject site but signed a letter of endorsement.

Motion: Weissman moved to approve project as presented conforms to PDO as a Minor (Process 1) project. Lazerow Seconded. Motion passed 4-0-0.

ACTION ITEM E

Project: 825569 – Schragger residence

Location: 8356 Sugarman Drive

APN: 376-791-1000

Presented by: Claude Anthony Marengo,
camarengo@marengomortonarchitects.com (858) 459-3769

Description: Proposed 4,565 sf two-story single-family residence with a 3,355 sf basement and garage below grade on a newly established vacant lot from a lot line adjustment to create two 11,833 sf lots.

Presentation

- Presenter explained a lot line adjustment to create two lots.
- Project will feature a motor court allowing vehicles to turn around and exit head first instead of backing out.
- Setbacks are consistent with neighborhood averages.
- Project would be set back into the hill at rear of property and 80% of it would not be visible from the street.
- Project went to project review at the La Jolla Community Planning Association (LJCPA) and 5 neighbors were present and said the project would be the largest on the street. Presenter response was that all the new homes are going up two stories. The project review committee denied the project. Applicant then deleted most of the second story and went directly to the LJCPA, which approved the project.
- Presenter said project is the same height and bulk and scale as neighboring structures and affords similar views.
- Project proposes a swale to collect water on the steeply sloped lot and put it in a bio-retention basin in the basement to prevent neighbors from being impacted.

Motion: Lazerow moved to approve as presented as a Major (Process 3) project. Moser seconded. Motion passed 4-0-0.

6. **Next meeting date:** Inquiry of availability for next meeting resulted in a tentative date of August 26, 2019.
7. **Adjournment:** 12:52 p.m.

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

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