



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
APPROVED Meeting Minutes for August 26, 2020
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: 10:00 a.m.

Potter called the meeting to order at 10:00 a.m. Planning Department staff in attendance included: Marlon Pangilinan, Senior Planner and Tony Kempton, Association Planner as well as project applicants: Nick Wilson, Tony Crisafi, and Howard Katz.

2. Approval of the Agenda:

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

3. Approval of the July 20, May 18 Minutes, June 15:

Moser moved to approve July 20 minutes, Lazerow seconded. Approved 4-0-0. Lazerow said May and June still needed to be approved. However, Marlon Pangilinan, Senior Planner, mentioned that May and June minutes were previously approved.

4. Public Comment:

Marlon Pangilinan, made two announcements:

- Office of Boards and Commission is switching to a Zoom meeting format for future meetings. This will be the platform for the La Jolla Shores Advisory Board going forward.
- Regarding pulling agenda items by the Board for concerns over improper noticing, Pangilinan said the only noticing required for advisory bodies, such as La Jolla Shores Advisory Board, is regarding the 72 hours noticing for the Brown Act. Noticing for project neighbors within 300 feet of projects and hearing notices on project sites are not within the purview of the board.

5. Project Review:

ACTION ITEM A - Development Process Determinations (Continued from July 20th, 2020)

The Advisory Board is proposing to forward a letter to the Development Services Department discussing issues with recent development approvals and requesting an explanation as why some projects have bypassed consideration by the Board.

Board Comment:

- The Board Members discussed how many projects listed on Open DSD were approved by staff without going to LJSPDAB and that Process level 2 projects should not be allowed in the PDO.
- The Board Members also noted that the project on 8430 Clifford Lane should be included in list of projects questioned

Motion:

Lazerow moved to approve letter. Potter seconded. Motion approved 4-0-0

ACTION ITEM B- Hicks Residence (Continued from July 20th, 2020)

Project: 560839 – 8405 Paseo Del Ocaso CDP/SDP

Location: 8405 Paseo Del Ocaso

APN: 346-082-0100

Presented by: Nick Wilson, Tony Crisafi, NWilson@islandarch.com 858-459-9291

Description: Proposal to construct a new 4,680 sf two-story, single-family residence on a 0.14- acre site. Applicant is seeking a recommendation of approval for a Site Development Permit (SDP)/Coastal Development Permit (CDP)

Presentation

- Applicant sent notice of open house to neighbors for their feedback
- Seven neighbors attended an open house on September 17, 2019
- In 2019 the La Jolla Planning Committee, Project Review Committee reviewed the garage addition and approved
- In July, 2020 the La Jolla Shores Advisory Board denied the project due to insufficient noticing
- In August, 2020 the architect mailed 100 notice letters to neighbors
- Driveway was moved to be conforming to Municipal Code.
- All setbacks have been increased with the new design
- The project is for 4,200 sf at .77 FAR
- The project driveway is 20 feet with 4 off-street parking spaces
- Project will use natural material including Santa Barbara stucco and wood timbers
- Proposed project won't affect public views
- Living area sf is similar to neighboring properties

- A new notice will be posted on-site
- Setbacks are conforming to neighborhood, which include some zero setbacks

Board Comment:

Comment from the Board mentioned that the setbacks were small but not enough to deny project and expressed a different interpretation of the view corridor than the applicant. A request was made by the board to set the garage back by an and additional 2 feet, to which the Applicant agreed.

Motion:

Moser moved to approve as presented with recommendation to adjust setback on kitchen by an additional 1 foot. Potter seconded. Motion failed 3-1-0. Lazerow moved to approve with front set back at 21 feet and kitchen setback by another 2 feet. No second. No additional motions were offered resulting in no action by the Advisory Board on this project.

ACTION ITEM C — PTS 646977 - Katz Remodel and Addition CDP/SDP

Project: PTS 646977

Location: 2701 Bordeaux Avenue

APN: 344=100-1100

Presented by: Howard Katz, Hkatz@hotmail.com, (858) 245-6888

Description: Proposed remodel and addition to an existing 3,263 sf single-family residence on a 0.40-acre site. Applicant is seeking a recommendation of approval for a Site Development Permit (SDP)/Coastal Development Permit (CDP).

Presentation

- Applicant met with all neighbors within 300 feet of project
- FAR is .40
- Square footage is 7,275
- Eight-foot easement for storm and sewer
- No variance requested
- No view issues
- Roof height has been decreased. Lowest on street
- Garage setback 20 feet to accommodate 7 off-street parking
- Quality material used, cedar, stucco

Public Comment:

Letter from Phillip Merten read by Marlon Pangilinan expressing that the project exceeds maximum structure height (southwest corner is 40 feet in height)

Motion:

Potter moved to approve the project. Weissman opined that 40-foot height is a problem. Applicant said the house was built in 1969 and the only change is to actually

reduce the height. Lazerow in agreement with building height in violation of Municipal Code. Motion restated by Lazerow to approve if City determines building does not violate height limit. Weissman seconded. Motion passed 4-0-0.

Next meeting date: September – Date TBD

Adjournment: 12:15 p.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department