



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for February 20th, 2019

615 Prospect Street

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Herbert Lazerow	Present
Dan Goese, Chair	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:00 a.m.
2. **Approval of the Agenda**
Donovan moved to approve the agenda. Potter seconded. Approved unanimous 5-0-1.
3. **Approval of the Minutes**
Weissman said she did not abstain on Item A but voted no. – Lazerow mentioned that on p. 3, line 3 should read Goese moved, not moved to continue project. Donovan moved to approve as amended, Lazerow seconded, motion passed 5-0-1.
4. **Public Comment:**
None.
5. **Project Review**

ACTION ITEMS

ITEM A

Project: 614175 – Benavente Residence

Location: 8516 La Jolla Shores Drive

APN: 346-090-3000

Presented by: Jennifer Siller, jeniffer@sillergroupcorp.com (619) 399-8296

Description: Proposed addition of second floor for existing single family residence. The proposal would increase existing FAR from 0.29 to 0.58 and existing sf from 1,623 to 3,179. See ATTACHMENT 1 for additional details.

Presentation

- Presenter summarized the project by stating they are processing a site development permit for a second story addition over the existing footprint of the house. No modification of front or rear setback. Front setback is 19 feet

from curb. Side setbacks are 2'6" on south side and 5'3" on north side. An 18' addition to the ground floor is the exception to the north side setback, resulting in a 3'3" setback to accommodate a stairway and bath.

- FAR of .59 is less than neighboring FAR's.
- The exterior finish includes white siding with black trim.
- A large tree in front of the house will block the view of it from the street. No public views will be impacted. A small roof deck will not be visible from the street.
- The landscaping coverage requirement of thirty percent is being met. The building height is 25'6".
- The homeowners have spoke to the neighbors about the project and the neighbors had no issues and even signed a letter. Applicant has not heard of any issues from anyone.
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Comments

- Goese asked for a north elevation drawing. He questioned how the reduced setback on the north side yard to 3'3" compared with other side setbacks in the area. The presenter mentioned a 300' survey they prepared that verified there are other 3' setbacks in the area. Moser asked about the south side set back. Presenter said it is existing 2'6" and is to remain.
- Donovan asked about the north setback for a neighbor, which the presenter said was 15' or 20'. She then asked about the side setback for a house on the other side of the subject site. Presenter said it was 3' compared to subject property setback of 2'6". Donovan was concerned about view corridors and fire hazard due to the small side setbacks. Presenter said setbacks and landscaping comply with the building code. Donovan requested presenter to step back on the sides of the second story to preserve views, especially since neighboring houses go up two stories without any step backs. Presenter said the subject site is one of the narrowest lots in the area, which needs to be considered. Goese interjected that this is not a public view corridor, which are protected. Weissman said the PDO has language discouraging a walled-off look and having the two, two-story structures next to each other would create a walled effect. Donovan asked what was being done at 8508 La Jolla Shores Dr., as no notice has been posted. She requested information from staff. Weissman questioned lack of articulation on the sides, though front and rear and articulated because of decks. Presenter responded that if the second story were stepped back 2-3' it would create a gap between the wall and the chimney, which would not improve the view significantly.

Motion: Board member Potter moved to approve project as presented as a Process 3. Moser seconded. Motion passed 4-1-1 with Donovan denying and Goese abstaining.

ITEM B

Project: 621184 – Glenister Residence

Location: 7777 Lookout Drive

APN: 352-012-0100

Presented by: Trip Bennett, tripb@balajolla.com (858) 445-4545

Description: Proposed addition of second floor master suite and studio plus garage addition. The proposal would increase existing FAR from 0.32 to 0.50. and existing sf from 3,303 to 5,007. *See ATTACHMENT 2 for additional details.*

Presentation:

- Project proposed two adjustments to preserve the neighbor’s view. The whole two-story addition was pulled back a full 16’ on the street elevation, preserving the view of the neighboring two-story house. An additional reduction of four feet on the south elevation would further preserve neighbor views, though a neighbor with a roof deck would still be impacted.
- The second story was also stepped back in the interest of view preservation.
- Applicant described the modifications as ‘seamless’ to the extent that they are undetectable. Applicant further clarified that, although approximately 1,400 sf are to be added and FAR increased to .50 there would be very little impact in terms of building footprint and bulk/scale.
- Applicant mentioned that they had a dialogue with neighbors and made changes as a result.

Comments:

- Donovan asked if applicant purchased the air rights from the neighbors to the west, as coastal views would be lost once they added a second story, to which applicant responded that they hadn’t. An offer not to build was extended to a neighbor in return for their promise not to expand but was declined.
- Goese said it was commendable to redesign as a result of input from a neighbor.

Motion: Board member Weissman moved to approve the project as presented. Lazerow seconded. Lazerow said that the charge of the LJSAB was to judge conformity with the neighborhood but he couldn’t see any pattern in the neighborhood to conform to. Motion passed 5-0-1.

ITEM C

Project: 623331 – Castagnola Remodel

Location: 8204 Prestwick Drive

APN: 346-333-0200

Presented by: Matin Taraz, mtaraz@san.rr.com (858) 775-0505

Description: Proposed remodel and addition to an existing one-story single family residence with an attached garage. Existing FAR 0.18, proposed 0.21. Existing sf 3,768, proposed 4,458. *See ATTACHMENT 3 for additional details.*

Presentation:

- Presenter said he is returning to present the project as a Process 3 major based on the vote by the LJSAB to continue at last month's meeting. Presenter said his client does not wish to be processed as a Site Development Permit. He said he discussed with a neighbor to see if they could redesign the project to be acceptable to them and if the LJSAB could consider it as a Process one.
- The addition is 690sf for a garage and closet. Front setback is 15', north and south setbacks are 8', rear is unchanged.
- Applicant showed videos portraying the effect of the redesign on coastal views. The reduction of the ridgeline by a third, from 4' to 16", had a significant effect on the coastal view of the cove. Pictures from the second floor of neighbors across the street were utilized.
- There were no public views impacted by the proposal.

Comment:

- Goese commended the applicant for rigorous redesign in the interest of view preservation.
- A visitor from the neighborhood said that the redesign incorporated much of the original design intent for Prestwick of sixty years ago. Donovan agreed.
- Potter commended the applicant on the redesign and video.

Motion: Potter moved to approve project as presented as a Process one. Seconded by Weissman. Lazerow said he would support except for the two-foot extension on the south which impacts the view from a public place, the street (though not a public view). Motion passed 4-1-1 with Lazerow denying and Goese abstaining.

ITEM D

Project: - PTS N/A - Moyi-Mani Exercise Pavilion

Location: 2621 Calle Del Oro

APN: 346-431-0100

Presented by: Edward Sutton, lawrencearch@cox.net (619) 743-8406

Description: Proposed 600sf single story accessory structure (Exercise Pavilion) with 895sf of covered deck. PV system and solar pool heater array to be relocated to roof of new structure. Existing structure is 8,173sf with .41 FAR, proposed structure is 8.773 sf with .44 FAR. *See ATTACHMENT 4 for additional details.*

Presentation:

- Presenter said the original design for the structure was for a trellis with solar panels below on the hillside. They changed that to move the panels onto a solid roof of the exercise pavilion. Eighty percent of the 825sf deck would be covered.
- Neighbors requested story poles be erected, though no views would be impacted, due to the steep terrain.

- In response to Lazerow the applicant said the height of the exercise pavilion is 18' and 21' at the edge of the slope.
- The plan is not for a guesthouse, though the structure could be converted to one but would not have a kitchen. A guesthouse would be a Process 3.
- Donovan said a consideration is that an accessory dwelling unit would not be allowed under current CCRs, though allowed by the state.
- Access would be by staircases on either side of the property.
- As the proposal would not be enclosed more than 40% it is not considered habitable space and would not count toward FAR.

Comments:

- Lazerow expressed concern about the height of the proposal.
- Weissman expressed concern about the scale of the retaining wall(s) looking up from Calle Del Cielo.
- Goese requested LJSAB staff call a straw vote to give applicant some indication of whether they view project as major or minor.
- Lazerow suggested stepping back the roof.
- Donovan requested state regulations on accessory dwelling units from staff.
- Goese asked if any LJSAB members thought it could be a minor.
- Donovan was concerned that a future applicant could turn the pavilion into an accessory dwelling unit.
- Goese said that LJSAB could not currently offer a decisive impression of minor or major to the applicant.

Motion: None

6. Next meeting date: Monday, March 18, 2019.

7. Adjournment: 12:50 p.m.

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