



**THE CITY OF SAN DIEGO**

**La Jolla Shores Planned District Advisory Board**

DRAFT Meeting Minutes for July 21, 2016

615 Prospect Street, Room 1

La Jolla, CA 92037

| <b>Trustee</b>  | <b>Attendance</b> | <b>Trustee</b>   | <b>Attendance</b> |
|-----------------|-------------------|------------------|-------------------|
| Dolores Donovan | Present           | Susanne Weissman | Present           |
| Dan Goese       | Present           |                  |                   |
| Jane Potter     | Present           |                  |                   |

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- 1. Call to Order:** 12.00pm
  - 2. Approval of the Agenda**  
Motion: Approve agenda as presented.
  - 3. Approval of the Minutes**  
Approval of May 16<sup>th</sup>, 2016 minutes continued to the next meeting.
  - 4. Public Comment:**  
None.
  - 5. Project Review**

**ACTION ITEMS**

**Item A**

**Project: PTS 460884 – Costebelle Residence**

2702 Costebelle Drive APN: 346-610-1000

**Presented by:** Ryan Farhood.

**Description:** Site Development Permit to remodel and add a 7,195 sf addition and 3,059 sf below grade basement to an existing 2,339 sf one story residence on a 0.45-acre site.

**Presentation**

- Project is a Process 3
- Wood veneer used for garage
- Use of permanent wall, pylons and caissons to support hill

**Motions:** Approve project as a Major Project-Process 3. Donovan/Weissman. 4-0-0. Motion passes.

**Item B**

**Project: PTS 487209 – Nikmanesh Addition**

2702 Costebelle Drive APN: 346-610-1000

**Presented by:** Marco Limon

**Description:**

Addition to two existing bedrooms and living room, addition of a new office room, exterior patio, and option to construct a roof deck over part of the bedroom addition to an existing single-family residence on a 0.28-acre lot.

**Presentation**

- Project is following Bulletin 621
- 40% increase in habitable square footage
- Extending roof plane to ridge level. East elevation adding rafters to existing roof ridge.
- Roof deck option would be 212 sq. ft.
- Building height not increasing. No public views obstructed.
- New building materials to match existing.

**Comments**

- Nancy Mono – Neighbors didn't mention this proposal. Project represents a 40% increase where 10% is allowed. What is the height of the structure overall? Would not consider this project a minor project. Project should go before the Project Review Committee. The after effect of the option deck should be shown.
- Kathleen Ritzman – a 40% increase does not constitute a minor project. Neighbors' view should be considered.
- Ed Furtek – Neighbors are concerned with loss of privacy as project looks into neighboring backyards.
- Advice to applicant is to get input from surrounding neighbors. Privacy is a legitimate concern. CC&R architectural committee should be notified.
- Applicant suggested the possibility of scoping down the project to address neighborhood concerns.

**Motion:** Continue item to next meeting to allow time for applicant to address concerns raised. Donovan/Potter. 4-0-0. Motion passed.

**Item C**

**Project: PTS 492633 – Greenboim Residence**

8051 La Jolla Scenic Drive APN: 346-732-0500

**Presented by:** Colin Herstad

**Description**

Addition of a room and deck addition to an existing 2-story single-family residence on a 0.65-acre lot.

**Presentation**

- Adding 20% increase in additional square footage.
- No change to front perspective only adding to non-street side
- Additional space to pool house
- Increase FAR from 0.12 to 0.18
- Not being impactful to neighbors

**Comments**

- Clarification asked regarding drop in elevation from the street to the rear of the property
- Concern expressed over any factors to mitigate increase in FAR. Concern about setting precedent

**Motion:** Approve project as a minor project. Weissman/Potter. 3-1-0. Motion failed. No other motions offered. Project fails to receive four affirmative votes resulting in no recommendation due to a lack of four affirmative votes.

**Item D****Project: PTS 480979 - Esterel Drive SDP**

7734 Esterel Drive APN: 346-600-0500

**Presented by:** Michael Kinoshita

**Description**

Demolition of an existing 2,136 sf single-family residence and construction of a new 6,129 sf single-family residence on a 0.47-acre lot.

**Presentation**

- Local CCR committee and HOA have been consulted and support the project
- Project Review Committee approved project for consent and will be added to the consent agenda at the August La Jolla Community Planning Association meeting in August

**Comments**

- Question asked about whether a notice of application is posted at the project site.

**Motion:** Approve project as a Major Project/Process 3. Weissman/Potter. 4-0-0. Motion passed.

**Adjournment:** 1:15pm