



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

Meeting Minutes for October 16<sup>th</sup>, 2017

615 Prospect Street

La Jolla, CA 92037

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

1. **Call to Order:** 11:02 a.m.
2. **Approval of the Agenda**  
Approval of the agenda with the correction to Item A – Greenberg Residence to add the “I” to “Paseo del Ocaso” and to continue Item D – Moel/Dubin Remodel to the next meeting at the request of the applicant. 4-0-0.
3. **Approval of the Minutes**  
Defer approval of September meeting minutes until draft incorporating edits is provided for review. Donovan/Lazerow 5-0-0.
4. **Public Comment:**  
None.
5. **Project Review**

### **ACTION ITEMS**

#### **ACTION ITEM A**

**Project:** 556536 – Greenberg Residence SDP/CDP (Continued from 9/18/17)

**Location:** 8276 Paseo Del Ocaso

APN: 346-180-1100

**Presented by:** Michael Morton

#### **Description:**

Demolish an existing 2,069 sf single-family residence and construct a new two-story 4,364 sf single-family residence with a new two car garage.

#### **Presentation**

- Mr. Morton went over changes to the proposed project
- Distance from the sidewalk to the garage is 20 feet

- Side yard setbacks have been increased, rear yard setback is approximately 18 feet, and Front yard setback is approximately 22 feet
- Project reduced by 600 sf and landscaping area is 35% of the lot
- Proposed building height is approximately 29 feet and 5 inches to the top of the chimney
- Photo-voltaic system is still proposed for the roof
- Site drains to the rear with the ability of stormwater to collect at area drains

**Comments**

- Concerns expressed by Ms. Winner stating that not all neighbors support the project and that there are still concerns over bulk and scale - floor area and the percentage increase in floor area and lot drainage
- Concern expressed by a member of the public regarding existing camphor tree being affected by roof overhang
- Overall concerns expressed by several Board Members related to bulk and scale

**1<sup>st</sup> Motion:** Deny project because of issues with bulk and scale. Donovan/Weisman.

Applicant Michael Morton addressed the board to request a continuance of the project’s consideration by the Advisory Board, so that he can have more time to address concerns by the neighbors.

**Discussion on the motion:**

The Advisory Board considered continuance. Weisman indicated that the board has been seeing these large projects “creeping up” in these neighborhoods where small lots exist, creating issues with neighborhood character and that is why they should be denied.

**1<sup>st</sup> Motion Voted upon:** Deny project because of bulk and scale. Donovan/Weisman. 2-2-0. Chair abstained. Vote is tied. No action (four affirmative votes are required for an action).

**2<sup>nd</sup> Motion:** Continue the project. Lazerow/Moser. 4-1-0. Chair voting. Motion passed.

**ACTION ITEM B**

**Project:** 568083 – Shteremberg Residence CDP (Continued from 9/18/17)

**Location:** 8361 Del Oro Court

APN: 346-180-1300

**Presented by:** Carlos Wellman

**Description:**

Proposal to demolish an existing 2,875 sf single-story residence and construct a new 5,259 sf residence with 5 bedrooms, 6 bathrooms, 3-car garage, a pool and spa with pool bath, and 400 sf roof deck on an existing 20,038 sf lot.

**Presentation**

- Project proposes a 0.26 FAR

**Comments**

- Preference expressed by the Board for a pitched roof design
- Concern expressed regarding the setback to the south side where the pool equipment is located and where noise could impact the neighbors. Applicant explained that this is not an issue as the adjacent neighbor has located a garage in that location.
- Questions raised about neighbors in support. Advisory Board requested that letters be forwarded to the City Staff.

**Motion:** Approve as a Major Project - Process 3. Project conforms to the La Jolla Shores Planned District Ordinance, subject to verification of letter(s) of support from adjacent neighbors. Weisman/Moser. 5-0-0.

**ACTION ITEM C**

**Project: 563961 – Adler Residence**

**Location:** 7989 La Jolla Shores Drive

APN: 346-372-0200

**Presented by:** Brad Swaggerty

**Description:**

Proposal for a 536 sf addition/remodel to an existing 2,230 sf two-story single family residence consisting of two new bathrooms, minor expansion to the kitchen, new family room, laundry room, and mud room on a 7,863 sf lot.

**Presentation:**

- Bathroom only added to the 2nd floor
- Materials and colors to match

**Comments:**

- Concern expressed regarding lack of articulation on the side of the bathroom addition

**Motion:** Approve as a Minor Project – Process 1. Project conforms to the La Jolla Shores Planned District Ordinance, subject to verification of letter(s) of support from adjacent neighbors. Moser/Lazerow. 5-0-0.

**INFORMATION ITEM A**

**Project: Blaho Residence**

**Location:** 8136 La Jolla Shores Drive

APN: 346-283-1200

**Presented by:** Kim Grant

**Description:**

Proposal for a 658 sf addition to an existing 2,632 sf single-story residence consisting of additions to the living room, master bedroom, standard bedroom, guest bedroom, dining room, gym, kitchen, and new deck on a 5, 610 sf lot.

**Presentation:**

- Home built in 1941. Historic Resources Board (HRB) determined that the home has been significantly altered through the years
- Proposed materials have not been determined, but the building will be mostly stucco
- Maintaining same roof pitch
- Existing carport is proposed to be converted to habitable space and accommodate parking on extra-long driveway

**Comment:**

Advisory Board suggested that the applicant review parking requirements in Chapter 14 of the Municipal Code dealing with parking requirements.

**6. Submittal Requirements to the Advisory Board**

Submittal items recommended by the Advisory Board:

- Letters from neighbors in support prior to being placed on the agenda
- 1<sup>st</sup> Assessment Letter/Cycle review in pdf.
- 3D black and white drawings
- Plan set
- Site plan exhibit identifying areas proposed for additions/remodel
- Outline of adjacent buildings, to understand and approximate vicinity of adjacent buildings
- Exhibits showing existing and proposed changes

Staff indicated that assessment letters might not be available for some projects that likely could be processed under Process 1 and that information related to plans/drawings could be difficult to send electronically because of file sizes. Staff will provide follow up regarding any official submittal requirements.

**7. Next meeting date:** Monday, November 20<sup>th</sup>, 2017.

**8. Adjournment:** 1:00 p.m.

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