



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

APPROVED Meeting Minutes for June 16, 2021

615 Prospect Street Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

1. Call to Order: 10:00 a.m.

Potter called the meeting to order at 10:00 a.m.

2. Agenda:

Potter requested to place 'non-agenda' before Public Comment (No. 4). Lazerow moved to approve, Moser seconded. Motion passed 4-0-0.

3. Non-agenda public comment:

Staff reported there was no non-agenda public comment received.

4. Approval of the minutes for May, 2021

Lazerow discussed/questioned use of passive voice (page 5). Potter requested staff to describe the purpose of minutes. Staff said the minutes should relate the issues of concern of the board during their deliberation on project reviews. They should not be a list of 'he' said 'she' said commentary. Lazerow said comments from neighbors, public and board members should be separate. Potter and Moser agreed that the board and public comment is separated. Potter suggested focusing on inaccuracies. Weissman moved to approve minutes. Moser seconded. Motion passed 4-0-0.

5. Project Review:

ACTION ITEM A – PTS 670093 – Barba/Lowther

Location: 8561 El Paseo Grande

APN: 346-417-1111

Description: Proposal to demolish a 3,044 sf house and construct a new 5,530 sf 2-story single-family dwelling on a 0.15-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Presented by: Claude-Anthony Marengo, CAMarengo@M2A.io, (619) 417-1111

Presentation:

- Presenter said they are returning with a new proposal with more landscape coverage than previously
- The building is also stepped back more though it is now higher by 4 feet for view enhancement
- The courtyard has been moved back to help with minimizing bulk and scale
- The building was basically pushed back to move it up by 4 feet
- The setback on the north was increased by 1 foot and the setback on the south by 2 feet
- Uncovered deck space is now counted in lot coverage, balconies not counted
- Garage has been deleted addressing Peggy Davis' concerns about water damage

Public Comments:

- It was expressed that the landscape plan doesn't match site plan, so there is a problem with the exhibits and that the basement plan was not correct as well.
- It was mentioned that elevations of adjacent homes need to be viewed in context with the proposal, as the proposal is very different and disruptive in terms of bulk and scale
- Additionally, it was also mentioned that the retaining wall at 9 feet is too big and should be considered carefully by the board
- A concern was expressed that the elevated deck would disrupt the neighborhood and that the jacuzzi is not allowed in the front yard
- Presenter replied that the jacuzzi was setback to enjoy the view and should not be an issue. Also, as long as the deck met the height limit and was stepped back it should not be an issue, plus houses on opposite side of street are below grade

Board Comments:

- The elevated deck was thought huge and would cause noise for neighbors, as the dwelling could be a party house
- The retaining wall was considered as an issue although presenter said the grade would mask the wall
- Neighbors behind the proposal could be impacted by the bulk and scale of the proposal, as the setbacks were reduced there
- Presenter said the building was raised by 4 feet for views as a correction to the previously lower building height, which the owner disliked.
- Plans were said to not meet the 72-hour notice requirement though presenter disagreed and said annotations were added for benefit of LJSAB

Motion:

In response to board question regarding what they are to consider, the presenter said that if they denied this proposal he would revert back to the previous proposal with a lower building height. Lazerow moved to postpone vote to next month in order to respond to board questions raised. Lazerow requested moving the deck back by 2 feet to further reduce bulk and scale. Presenter agreed. Moser moved to approve with stipulation that the deck is moved 2 feet back. Potter made a friendly amendment to approve the project as presented today with the addition of the 2-foot setback for the deck. Lazerow asked for the conditions regarding landscaping coverage, lot coverage and whether the jacuzzi complied with the Municipal Code be part of the motion. Presenter said nothing would be approved that didn't meet code regarding Bert's conditions. Potter called the question regarding Moser's original motion. Potter seconded the motion. Motion passed 4-0-0.

ACTION ITEM B – PTS 690406 – Mohedin Addition

Location: 7341 Rue Michael

APN: 352-332-0400

Description: Proposal for a 79-sf kitchen and great room addition, 402 sf bedroom addition, 221 covered open loggia addition, and 654 sf deck addition to an existing single-story, single family dwelling on a 0.31-acre lot. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

Presented by: Brendan Coen, brendan@MartinArchitecture.com, (858) 349-3474

Presentation:

- Project is adding a deck and 3 feet at rear of house
- Cantilevered deck will be supported by caissons/shore pins
- A chimney would slightly raise the building height of the 1-story house
- No neighbors' views would be impacted

- Applicant is seeking approval as a minor project
- Applicant did not approach neighbors but is willing

Public Comment:

None

Board Comment:

- It was expressed by one of the Board Members that the project could be supported as a minor project.

Motion:

Moser moved to approve as presented. Weissman seconded. Motion passed 4-0-0.

Next meeting date: To be determine due to a quorum issue. Staff would coordinate with the Chair on alternative meeting dates.

Adjournment: 11:23 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department