



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
FINAL Meeting Minutes for March 16, 2022
Virtual Online meeting

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

1. Call to Order:

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

2. Agenda:

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

3. Approval of February 16, 2022 minutes:

Lazerow recommended re-posting of February minutes and approve at the April meeting along with March minutes. Moser seconded. Motion passed 4-0-0.

Page 2, bullet point 3, regarding board members, Potter added that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member.

Page 5, bullet point 3, not sure what sentence is saying. Put comma after front, two -thirds in rear. No existing second story. Delete last part of sentence. Lazerow agreed.

Chair Potter also added that recruiting an architect to serve on the Board is difficult because of possible conflict of interest problems. P. 5, bullet 3, not sure what sentence says. then comma after front. Potter suggested deleting last part of sentence. Bullet point 8, put colon after 844 sf, Potter proposed forwarding to the City the suggestions regarding

specific guidelines for LJSPDO proposed projects to be considered minor in scope. Board members agreed and will work with Board Member Weissman on the proposal to be submitted to the Planning Department.

4. Non-agenda public comment:

Staff said no non-agenda comment received.

DISCUSSION ITEM (ACTION): Consideration of amendments to the La Jolla Shores Planned District Ordinance to address increasing membership to the Advisory Board and submittal for the next round of Land Development Code updates

Discussion:

- Suggested changes: change requirements in PDO to allow 5 members from anywhere in the La Jolla Shores district
- Next: put measures in the ordinance on how to determine if projects are minor vs. major. These changes must be submitted by March 31, 2022 to be included in the Code Update
- La Jolla Community Planning Group has recommended eliminating La Jolla Shores Advisory Board. But Weissman advocated for continuing the Board since there is an ongoing effort to reduce role of CPG's thru changes to Council Policy 600-24. Lazerow agreed with Weissman's suggestions and added that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member. Potter added recruiting an architect to serve on the Board is difficult because of possible conflict of interest problems and that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member. A major problem has been inability of the Mayor and Council to get new LJSAB members. Proposed that, If after 6 months the Mayor has not appointed a member he/she would automatically be appointed to the board. Potter said a problem getting an architect on the board would be conflict of interest when/if their projects go before the board
- Potter not in favor of having members who live outside the Shores boundaries. Potter would also not support combining the CPG and LJSAB (an administrative nightmare)
- Potter said the council wants more members on the LJSAB and the Mayor's office has a new staff for boards and commissions and Potter would like to reach out to her Potter advocated support for getting clarification on major vs. minor. Weissman said an architect would just have to work in La Jolla and not live there. Moser said PDO needs to be updated, as it still refers to a City Manager. Staff suggested forwarding comments to Planning Department prior to the Code Update. Potter proposed forwarding the suggestions regarding specific guidelines for LJSPDO proposed projects to be considered minor in scope. Board members agreed and will work with Board Member Weissman on the proposal to be submitted to the Planning Department.
- Potter would support forwarding only the suggestions regarding minor vs major
- Kathleen Neil said thanks for the opportunity to provide input and to use the Code Update to request changes. Michael Morton said he knew of a female architect who lives in La Jolla Shores as a possible new member.

5. Project Review:

Action Item A – Action Item A – PTS 696515 - Calle de la Garza Remodel

Location: 2350 Calle de la Garza

APN: 346-180-2200

Description: Proposed 1,229 sq. ft. 2nd story addition with a deck and a 75 sq. ft. 1st floor addition to an existing 7,628 sq. ft. one story over basement single-family residence on a 0.57-acre lot.

The Applicant is seeking a recommendation for approval of a Site Development Permit from the Advisory Board.

Applicant/Project Contact:

Mark Lyon, (858) 459-1171, mark@mdla.net

Sara Carpenter, sara@mdla.net

Presentation:

- Presenter showed slides of property and past remodel
- Existing FAR .29
- Propose SDP for 1229 sf 2nd floor addition with deck and 75 sf 1st floor addition
- Second story has bigger setbacks than first floor
- Seventy-five sf is for stairway to 2nd floor
- Increase in height of 6'3"
- Open beam roof over patio design
- Overall height of 24' 7.5"
- Same material as an existing structure: Mediterranean colors, tile roof, glass railing on decks
- Existing landscaping to remain
- Proposed FAR .34

Board Clarification:

- Clarification of wall length requested. Presenter said fifteen and eighteen feet.
- Distance between top of deck and property line requested, and to neighbor's building. Presenter said 15'.
- Request for distance from second story to other neighbors. Sixty-eight feet replied presenter

Board Comment:

- Second story addition mostly stepped back, but member asked if all of second story could be stepped back, approximately 35' and building height would increase by approximately 9'. Presenter said 'correct.'
- Other members had no substantive comments, except whether notification of neighbors was made. Presenter responded in affirmative

Public Comment

None received

Motion:

Lazerow moved to recommend approval. Moser seconded. Motion passed 4-0-0

Action Item B – PTS 0700217 – 2790 Bordeaux Avenue

Location: 2790 Bordeaux Avenue APN: 344-111-0500

Description: Proposed remodel and addition to a single-story residence on a 0.21-acre lot. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

Applicant/Project Contact:

Claudia Gemballa, (619) 333-4864, Klaudiag@architectslocal.com

Presentation:

- Aaron Borja of Architects Local presented
- Preliminary Review submitted to City but need determine if minor or needs a SDP
- Borja showed elevations and farmhouse arch. Style, with open floor plan, 473 sf addition to rear of property to 2700 sf dwelling (over 10% increase) FAR increase from .29 to .34
- Height increase is 6' to increase pitch of roof, 1 story du
- Setbacks decreasing from rear property line, remaining same in front
- Roof deck over addition with stairway
- Existing setbacks compatible with that of neighbors with some having less set back than proposal within 300' radius
- Proposed sf not near max sf of neighbors
- Covered patio at rear
- Exterior materials - metal roof, smooth white stucco, planters to soften building, natural stone
- Exempt from CDP 50% wall demolition requirement

Public Comment:

None received

Board Comment:

- Question posed whether staircase visible from street. Presenter said no
- Suggested candidate for borderline project regarding Code Update
- Member OK with addition because it is in rear with no neighbors affected by decreased setback. But project more visible from street. White stucco more visible than existing grey color. Increased angle of the roof contributes to project being more visible from street. This is more a reconstruction of whole house rather than an addition. Presenter

said they are keeping exterior walls, modifying exterior from street but increasing quality of structure.

- Member suggested they should talk to neighbors and get feedback from CCR's (architectural committee) for neighborhood. House is outdated but neighbor input needed. Presenter said he planned to invite them to a meeting to discuss the project and meet with the architectural review board. Member said that neighbor feedback is most important. Member liked design and suggested returning to LJSAB after contacting neighbors. Michael Morton said adding sf more than 10% of GFA or raising roof more than 10% would result in a major project. Presenter said deviating from the 10% could be done if meeting other requirements. Member requested lowering pitch of roof to compromise. Presenter was non-committal
- Lazerow said applicant did not want a vote, just a recommendation to return with neighbor input. Lazerow said he would support as a minor if applicant got letters of support from neighbors

Motion:

Lazerow recommended to approve as a minor project if letters of support are received from neighbors on both sides and across the street. Potter seconded. Motion passed 4-0-0.

Action Item C – PTS 695953 – Jafari Residence

Location: 8241 La Jolla Scenic Drive North

APN: 346-721-0700

Description: Proposed remodel and 2,826 sf second story addition on a 0.23-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit from the Advisory Board.

Applicant/Project Contact:

Scott Spencer, (858) 459-8898, scottspencerarchitect@gmail.com

Presentation:

- Existing 1,124 sf single story dwelling
- Flat roof with stucco walls
- Landscaping to remain
- Side setback to remain at 8' upper floor stepped back 3'
- North side setback 6' to remain, upper floor stepped back 2'
- Rear deck facing east and stepped back from first floor
- Converting 3-car garage to 2-car garage plus office
- Master bedroom rear addition
- Side deck on north elevation
- Decks facing west for maximization of light and air
- Second story stepped back on all sides. Bedroom above garage stepped back 2'
- Spanish Mediterranean style, exposed rafter tails, clay tile roof, stucco pilasters, wood windows clad in aluminum, beige stucco, dark brown trim

- Overall height of 27' 6"
- Landscaping coverage at 46.7%, maintaining existing coverage
- Neighbors are set back 5-6' and are 2 stories
- No dwelling on west side

Board Clarifying Questions:

- Clarification whether FAR comports with City regulations. Six % points below City maximum FAR per presenter
- Question raised whether neighbors notified of SDP. Presenter said Yes (no comments received) but applicant received verbal support
- Verify if noticing posted. Yes, multiple times

Public Comment:

Staff said none received

Board Comment:

- Member said fine design and no neighbors affected

Motion:

Lazerow recommended approval. as presented. Weissman seconded. Motion passed 4-0-0

Action Item D – PRJ 1050498 – Avenida de las Ondas

Location: 8445 Avenida de las Ondas

APN: 346-132-1000

Description: Demolition, remodel, and 1,995 sf addition (including Accessory Dwelling Unit) to an existing 2-story single-family residences on a 0.50-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Applicant/Project Contact:

Michael Morton, michael@m2a.io, (858) 459-3769

Presentation:

- Home not visible from street due to bushes
- Main body of house designated historical. Proposed project not on main body
- Site is 21,000 sf
- Proposed ADU on second story
- Proposed FAR .34
- Existing FAR .21%
- 51% landscaping coverage
- Two guest parking spaces
- Second floor 1 bedroom. 1,191 sf
- Four hundred fifteen sf to 607 sf increase for garage

- Side setbacks of 5' and 10', rear yard 20'
- Redwood siding, dark roof
- Existing courtyard to remain
- Additions per Secretary of Interior standards are different from historical part of house. Addition is darker in color
- Stairs to roof deck
- CDP required for ADU

Board Clarifying questions:

- Lazerow asked if proposed construction is behind historic house. Presenter confirmed and added that addition is south of existing house
- Presenter showed photos of proposal and surrounding topo
- Lazerow asked distance between project and existing houses on either side. Presenter responded there is a 20' separation between the addition and neighbor. Thirty-five feet from above neighbor. Approximately 20' to side neighbor
- Presenter spoke with some neighbors across the street. Only comment was softening of color for addition to make it compatible with existing home

Public Comment:

Staff said none received

Board Comment:

None

Motion:

Lazerow moved to recommend approval. Moser seconded. Motion passed 4-0-0

Next meeting date: April 20, 2022

Adjournment: 12:21 p.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department