



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board
Meeting Minutes
October 21, 2014
615 Prospect Street, Room 1
La Jolla, California 92037**

Call to Order 10:00 am

1. Approval of the Agenda

Motion: Approve agenda as presented. 5/0/0

2. Approval of the Minutes

Motion: Approve Minutes of September 16, 2014 as presented. 4/0/1

3. Information Items

A. Elcrarosa Trust Residence 8545 El Paseo Grande, San Diego CA 92093
Description: Remodel of an existing 4,290 SF, 3-story residence and garage, to include a 264 SF residential addition, a 144 SF residential removal, and a 124 SF garage removal for a net reduction in floor area of 4 square feet. Total proposed floor area is 4,286 SF on a 7,849 SF lot. The project also includes 1,636 SF of uncovered deck. The project retains 71% of the existing exterior walls.

Project Contact: Jack Wagenaar (619) 291-4604

Discussion: The project will revise the exterior appearance of the residence by:

- removal of the chimney
- extension of the roof overhang
- add second story glass doors
- extend decks with new steel cable style guard rail system
- repainted wood siding facade will be a brighter earth tone color.
- Additionally, a new pool will be added to the rear yard and the garage reduced to a single car garage.

Motion: No action as an information item.

4. Action Items

B. **PTS 355787, McClelland Coastal Development Permit**, 8352 La Jolla Shores Drive, La Jolla, CA 92037

Description: Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a 4,060 square foot, two-story, single family residence on a 5,500 square foot property.

Project Contact: Richard Gombes (858) 663-2045 rgombes@san.rr.com

Discussion:

- The community has experienced a radical increase in the size of buildings
- The Project Contact illustrated the building bulk and scale against other nearby residences by superimposing the proposed structure outline against the existing structures.
- The proposed Floor Area Ratio (FAR) is 0.89
- The La Jolla Community plan and the La Jolla Shores Planned District ideally should include a maximum FAR consistent with typical citywide single family of 0.60 FAR. Since a numerical FAR is not called out in the La Jolla Planned District Ordinance and community character is the guideline many projects exceed the 0.60 FAR.
- The trustees differed on the proposed color pallet and if a single color or a body color and accent colors made the structure look larger. Trustees asked that the Project Contact consider utilizing an off white shade as a body color in place of pure white.
- Several trustees liked the project and the design and felt it fit within the neighborhood character.

Motion: Approve as consistent with the LJSPD. 4/1/0

C. **PTS 374040-Stylli Remodel**, 2452 Paseo Dorado, La Jolla, CA 92037

Description: Coastal Development Permit and Site Development Permit to add a 4,863 square foot addition to an existing 4,900 square foot residence to include basement garage and second story to an existing single family residence located on a 20,329 square foot property.

Project Contact: Claude-Anthony Marengo (619) 417-1111

Discussion:

- The trustees discussed the deed restriction on the height over a portion of the property. The deed restriction assured ocean view access to adjoining property.
- The residence would be somewhat hidden from view by the topographically higher Calle Del Cielo road and new fencing along the property line.
- The trustees reviewed and commented on two exterior finish color board concepts. One is light in tone with a somewhat sunny yellow body and accent colors; the alternative is a modern charcoal grey with cool tone accents.

Motion: Approve as consistent with the LJSPD 5/0/0

D. **PTS 386452 Rosen Residence**, 8477 El Paseo Grande, La Jolla, CA 92037

Description: The site is an existing 2,714 square foot, 2-story residence on a 5,532 SF lot. The project is a 430 SF garage addition, reduction of first floor living space by 73 SF, and a 950 SF addition to the second story with deck.

Project Contact: Claude-Anthony Marengo (619) 417-1111

Discussion:

- The Rosen Residence was previously reviewed by the Board on April 15, 2014. The concept had been supported as a minor project and consistent with the LJSPD. The project has subsequently been submitted to DSD and assigned a project tracking system number.

Motion: Approve as minor project and consistent with the LJSPD 5/0/0