

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (draft)
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 1

Monday, April 16th, 2018 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee members present - Matt Edwards, Janie Emerson, David Gordon, Bob Steck, Myrna Naegle, MichaelCzajkowski
 - b. Committee members not present – Angie Preisendorfer, Tony Crisafi
2. **Adopt the Agenda** – Motion made by Bob Steck, 2nd Myrna Naegle **VOTE: 6-0-0**
3. **Approve March Minutes** – Motion made by Myrna Naegle, 2nd Matt Edwards **VOTE: 6-0-0**
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments** - Myrna read a quote from the introduction of the LJPDO
6. **4:05pm Chair Comments**
 - a. Chair commented that drawings sent to the committee by the City are available for viewing at the PRC meeting. Drawings for the project being presented will be at the meeting. Other drawings can be available at the meeting if requested ahead of time.
7. **Project Review:**
 - a. **4:15-4:45pm PATHRIA RESIDENCE - 3rd Presentation (previously reviewed Feb & Mar 2018)***
 - Project #: 566727
 - Type of Structure: Single Family Residence
 - Location: 7975 Calle De La Plata
 - Applicant's Rep: Hector Aramburo (619) 522-9040 ha@christianrice.com
 - Christian Rice (619)522-9040
 - Project Manager: Glenn Gargas (619) 446-5142 ggargas@saniego.gov
 - **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing single family residence and construction of a new 3,995 sf two story residence at 7975 Calle De La Plata. The 0.15 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
 - **Presentation** – Christian Rice presented redesign that now includes 20 foot driveway to conform with the required length and accommodates 2 large vehicles on the driveway. In addition, the fence is now 75% open for the height over 3 feet. Rice decreased the building's articulation based upon Tony's concern. He also reworked the roof and the windows so that the planes and windows are more consistent. The triangular lot creates some design challenges.
 - **Public Comment** – None.
 - **Trustee Comment** –
 - Myrna expressed concern that there were “too many planes on the building”
 - Janie was concerned over the fact that the architect did not provide pictures of neighboring houses that were requested.
 - **Motion** – Bob Steck made motion, Matt Edwards 2nd
 - **Findings can be made for SDP and CDP for Project #566727**
 - **VOTE Passed 4-2-0**

4:45-5:15pm SIDE LLC Project - 3rd Presentation (previously reviewed Feb & Mar 2018)

- Project #: 571249
- Type of Structure: Single Family Residence
- Location: 7687 Hillside Drive
- Applicant's Rep: Alejandro Doring (858) 349-3355 adoring@mac.com
- Project Manager: Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to an existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.
- **Presentation** – Alejandro Doring made the presentation. Doring made several design changes. He removed the eaves that hung over the property line with crown molding and decreased the size of the larger of the two houses. The size of the house was decreased by approximately 500 square feet (on the second story). He described the irrigation/drainage situation and the bio retention areas on the property that the City has required. The property will also have curbs installed, to direct water from the street to run down the street as opposed to letting it drain onto the property.
Larry and Julie Hecker stated that they met Doring and after much discussion, reached an accommodation (see below). Another neighbor, Bruce Barshop (7673 Hillside), claimed that he did not receive notice from the city for this project. He would have appreciated receiving notice and meeting with Doring.
- **Public Comment** –
 - Nancy Manno wanted to make sure that the 25 feet next to Hillside Drive is actually owned by the city as opposed to being an easement. Joe Manno mentioned that there was an area on, or adjacent, to this property that had some bricks collapse several years ago.
 - The lower house is on a much larger lot and features a flat roof. This is the structure that will affect Mr. Barshop. He is concerned about the view from his first floor, but he feels as though he will continue to have a good view from his second floor. Mr. Doring stated that he would work to lower the roof height (to attempt to address his concerns).
 - Robert Davidson and his clients (Lawrence and Julie Hecker), discussed that they had met with the applicant and worked out compromises on their differences. A letter from the Heckers (signed by Alejandro Doring) summarized their discussion. A copy of the letter was provided to the committee.

- **Trustee Comment –**
 - Myrna was concerned about the lack of a setback next to Hillside Drive.
 - Janie was concerned about the setback plus the lack of articulation. as required by the Shores PDO & Design Manual for 2nd stories, and the overall bulk & scale of the project.
 - David Gordon asked applicant to verify that the area between the street and the property line was in fact city owned property. Applicant stated that the 25 feet from street edge to the property line was city property. David Gordon also pointed out that, while the small setback (as low as one foot from property line) was not as expected in other parts of La Jolla Shores, it is common in this neighborhood and some properties in this area have zero setback. He read from the LJSPDO that “building and structure setbacks shall be in general conformity to with those in the vicinity.” (SDMunicipal Code Chap 15, Art 10, Div 3, para 1510.0304
- **Motion – Janie Emerson made motion, Myrna Neagle 2nd**
- **Findings cannot be made for Project 571249 based on lack of articulation and bulk and scale.**
- **VOTE Did not pass 2-4-0**
- **Motion – Bob Steck made motion, Matt Edwards 2nd**
- **Findings can be made for Site Development Permit SDP and CDP for Project #571249**
- **VOTE Passed 4-2-0**
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- c. **5:15-5:45pm SIDE LLC Project (additional presentation)**
 - Project #: 571249
 - Type of Structure: Single Family Residence
 - Location: 7687 Hillside Drive
 - Presenter: Robert Davidson (858) 456-8555 robert@isarchitecture.com
 - **Presentation Description:** Presentation will include additional information regarding project site and neighborhood concerns.
 - **COMBINED WITH PREVIOUS PRESENTATION**

Adjourn to next PRC meeting Monday, May 21, 2018 @ 4:00 p.m.