



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, May 21, 2025

Item 1: CALL TO ORDER

Board Member Sherri Lightner called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

Members Present: Herbert Lazerow, Sherri Lightner, Kathleen Neil, and Suzanne Weissman.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Matthew Nasrallah, Associate Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Lazerow, seconded by Board Member Weissman. Agenda approved 4-0-0.

Item 4: APPROVAL OF THE MINUTES from April 16, 2024.

Motion to approve the minutes with changes by Board Member Neil, seconded by Board Member Lazerow. Minutes approved 4-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Lazerow announced the passing of Dolores Donovan, a former member of the Board. Dolores attended Stanford Law School and taught at Harvard University as well as a University in Shanghai, China. She actively supported several African villages, worked tirelessly on American political campaigns, and held executive positions on boards in Ethiopia and India regarding development. Dolores served on the Board from at least 2014 to 2019. She was a very constructive member of the Board and a voice of rationality. She will be missed.

Board Member Neil wanted to promote the "Tides of Creativity" event on Saturday, June 21st, at Avenida de la Playa. The event will feature jumping

structures and food painting. It is scheduled to start at 9 a.m. and end around 2 p.m.

Item 6: STAFF LIAISON COMMENT

Staff liaison Melissa Garcia introduced Matthew Nasrallah, who will assist with Board administration and is replacing Angela Dang. Angela has been assigned to other projects.

Item 7: NON-AGENDA PUBLIC COMMENT

No non-agenda public comment was provided.

Item 8: **PRJ-112059 – 0 Sugarman Drive (INFORMATION ITEM)**

Proposal to build a new 7,053 square foot single-family home with a basement. The applicant is seeking a recommendation of a Site Development Permit (SDP).

Scott Spencer of Scott A. Spencer & Associates presented the project.

Public Comment:

- Rosanna Towmei expressed concerns regarding the square footage and height. Towmei also brought up potential drainage issues with the new development.
- Victoria Powell, who has lived in the neighborhood for 20 years, believes that the size of the project is too large and inappropriate compared to the other homes along Sugarman Drive.
- Rachel Klein notes that houses in the neighborhood are remodeled and expanded, but maintain the character of the community. She states that this type of structure does not belong on Sugarman Drive.
- Susan O'Neill shared that when she remodeled, she opted for a smaller expansion in lieu of moving to stay close to her neighbors. She has doubts that 40% of the project as presented is landscaped.
- Nancy Casady wants to maintain the residential character of the neighborhood and states that the project is out of character for the community.
- Kathryn Ertel lives adjacent to the project site. She states that the owner of the property told her that he would build a 2500 square foot home on the site. She requests transparency from the applicant.

Board Comment included:

- Concern regarding the absence of the posted public notice at the project site
- Concern regarding inaccurate landscaped area calculations
- Concern regarding the geotechnical reports, produced in 2018, needing an update

- Concern that there are too many open review comments from DSD to apply the Planned Development Ordinance to the project accurately.
- Concern regarding the project exceeding setbacks, the plumb line height limit and average neighborhood FAR
- Concern regarding the lack of a grading plan that DSD may determine is required
- Concern that the project does not conform to the neighborhood character as it pertains to the 2nd story
- Suggestion to align the design of the project with other houses on Sugarman Drive
- Suggestion to continue talking to the neighbors

Item 9: **Standardized Report Review (ACTION ITEM)**

Board Members reviewed the Standardized Report and found it sufficient. Motion to approve the report by Board Member Lazerow, seconded by Board Member Neil. Report approved 4-0-0.

Item 10: ADJOURNMENT

Next meeting: June 18, 2025. The meeting concluded at 11:42 a.m.