



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, June 18, 2025

Item 1: CALL TO ORDER

Board Member Sherri Lightner called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL

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

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 Niel, seconded by Board Member Lazerow. Agenda approved 5-0-0.

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

Motion to approve the minutes with changes by Board Member Lazerow, seconded by Board Member Weissman. Minutes approved 4-0-1.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner wanted to address an email the Board received from AJ Remen for a project at 7741 Lookout Drive that DSD determined did not require a CDP or SDP. Board Member Lightner notes that an ADU is allowed if in a limited or conditional use, as specified, but ADUs and JADUs in La Jolla Shores do not meet either condition. Board Member Lightner proposed a review of the project and a letter to the City noting concern.

Board Member Lazerow concurred with Board Member Lightner. He pointed out that designating the project as minor requires no posting of notice on the property. If the owner does not choose to notify the neighbors, their first notice of the project will be the arrival of the construction crew.

Board Member Neil recommended implementing a review of the project at 7741 Lookout Drive and drafting a letter to DSD requesting information as to why the Board was left out of the review process to ensure that this does not happen again.

Board Member Weissman stated that parts of the San Diego Municipal Code are contradictory and need to be clarified.

Board Member Lazerow made a motion to place a review of the project at 7741 Lookout Drive on the agenda for next month and draft a letter to DSD requesting information as to why the Board was left out of the review process. This motion was seconded by Board Member Neil. Motion approved 5-0-0.

Item 6: STAFF LIAISON COMMENT

Staff liaison Melissa Garcia presented the Board with certificates of recognition from the Mayor and City Council for their service.

Item 7: NON-AGENDA PUBLIC COMMENT

Fernando Careaga, the Architectural Designer of the project on 7741 Lookout Drive, stated that all of the necessary protocols were followed during the application process through DSD. DSD should have determined if the property's zoning designation and overlays applied as part of the La Jolla Shores Planned Development Ordinance. The applicant did their due diligence as required. Fernando would like to note that the project received a Minor Development Permit because the addition and ADU were approved concurrently, but they count toward the overall square footage separately. The applicant complied with all of DSD's requirements.

Jorge Masteo, property owner at 7741 Lookout Drive, stated that the City informed him that the project was too small-scale to bring to the Board. He did not receive notice of neighbors' concerns. He acknowledged that there are concerns about the roof deck with multiple buildings over very small lots. Since the project is just over 600 square feet, he regrets taking up the Board's time to discuss this non-issue.

Bradford Noble, property owner of 7741 Lookout Drive, has experience coming to the Board to voice concern over abutting properties' development regarding privacy in his home and backyard. He said he understands the emotion of the fear of being exposed and worrying about property values. Noble plans to stay living in the home and pass it on to his relatives. He noted that the neighbors will still have an unobstructed view of the beach, that the roof deck already exists, and that the renovations are to house his special needs brother and 91-year-old grandmother.

He is concerned that a review from the Board may halt progress on the approved project.

Item 8: **PRJ-1133429 – 7910 Via Capri (ACTION ITEM)**

Front and side additions to a 2,174 square foot single-story home, conversion of garage to living space and interior remodel. The proposed square footage after additions is 3,006 square feet. No landscaping. The applicant is seeking a recommendation that the project is minor in scope (Process 1).

Kristi Naedini of KN Designs presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Considers that this development will not affect its neighbors, even though the square footage exceeds the threshold
- Concern regarding DSD's 2-car parking requirement, which was addressed through the carport on the property
- Concern regarding fire separation
- Clarifies issues pertaining to visibility areas and vegetation

Board Motion: The LJSPDAB moved to recommend that the project is Minor in Scope. Motion made by Board Member Neil, seconded by Board Member Lazerow. Motion approved 5-0-0.

Item 9: **PRJ-113304 – 7951 Paseo Del Ocaso (ACTION ITEM)**

The project proposes constructing a new 2-story, 2,484-square-foot, single-dwelling unit with an attached 636-square-foot garage. The applicant is seeking a recommendation for approval of Substantial Conformance.

John Lum of John Lum Architecture presented the project. Chandra Slaven of Slaven Consulting was available for questions.

Public Comment:

No public comment was provided.

Board Comment included:

- Commends the improvement of design compared to the approved plans
- Concern regarding obscured very large windows with obscured glass on the north side
- Concern regarding the location of the barbecue pit in the side yard vs the backyard

- Concern that the project does not conform to the neighborhood character due to the 2nd story
- Concern regarding the retaining wall on the property

Board Motion: The LJSPDAB moved to recommend the project as presented meets the substantial conformance review requirement. Motion made by Board Member Weissman, seconded by Board Member Lightner. Motion failed 3-2-0.

Item 10: **PRJ-1126220 – 8204 La Jolla Shores Drive (ACTION ITEM)**

Demolition of existing 3,214 SF single-family residence & garage, and construction of a new 3,520 SF, two-story single-family residence with garage, pool, and related site improvements. The applicant is seeking a recommendation of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Stuart Stielau of Island Architects presented the project.

Public Comment:

An email comment in opposition was received from the adjacent neighbor at 8212 La Jolla Shores Drive with a request that it be included in the record of the meeting. This email was read by Board Member Lightner.

Board Comment included:

- Commends the improvement from the original design presented in March of this year
- Concern that the project does not conform to the neighborhood character due to the 2nd story
- Concern that the setbacks are too narrow
- Concern regarding the 6-foot wall along Vallecitos, which is rated as a local street
- Concern regarding the exterior stairwell

Board Motion: The LJSPDAB moved to recommend denial of the project due to bulk and scale, the 6-ft property wall, lack of step back on the 2nd floor to the North and not being in character with the neighborhood. Motion made by Board Member Lazerow, seconded by Board Member Neil. Motion failed 3-2-0.

Item 11: **ADJOURNMENT**

Next meeting: July 16, 2025. The meeting concluded at 12:05 p.m.