



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, October 15, 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, 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 Neil, seconded by Board Member Wise. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from September 17, 2025.

Motion to approve the minutes with changes by Board Member Lazerow, seconded by Board Member Lightner. Minutes approved 5-0-0.

Item 5: BOARD MEMBER COMMENT

No board member comments were provided.

Item 6: STAFF LIAISON COMMENT

Staff noted that City Planning staff is still working on the draft language for the 2025 Land Development Code.

Item 7: NON-AGENDA PUBLIC COMMENT

No public comment was provided.

Item 8: **PRJ-1065814 - 8110 Camino Del Oro – La Jolla Shores Hotel (ACTION ITEM)**

Right-of-Way Permit for a sidewalk cafe that was permitted and constructed during the Temporary Outdoor Business Operations period in an existing

landscaped area. The applicant is seeking a recommendation that the project is minor in scope (Process 1).

Brandon Creasy of Benton & Benton Architects presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Concern regarding illumination at the top of the building.
- Concern about the project amplifying activities adjacent to the walkways.
- Request to add specific signage with notice that the area is public.
- Suggestions to submit an application for a streeterie or a sidewalk café as opposed to a permit under Spaces as Places.
- Concern that the project is not minor in scope and should instead require a Coastal Development Permit.
- Concern that there is no fenced-off section if alcohol will be served.

Board Motion: The LJSPDAB moved to recommend the project as minor in scope, with the condition that signage with notice that the area is public. Motion made by Board Member Neil, seconded by Board Member Wise. Motion failed 2-3-0. The LJSPDAB then moved to recommend the project as not minor in scope and requiring more study. Motion made by Board Member Weissman, seconded by Board Member Lightner. Motion failed 2-3-0.

Item 9: **PRJ-1109965 - 8303 Prestwick Drive (ACTION ITEM)**

New construction of a 6,182 square feet (gross floor area) single family residence on a vacant lot consisting of a previously demolished existing residence with a buried garage and basement level; two level with rooftop access area; raised backyard with fill over 5'-0" up within manufactured slope extent per the soils report; and redesigned building and landscaping from the initial site development submittal. The applicant is seeking a recommendation for a Coastal Development Permit and Site Development Permit.

Spencer Miller of Architects presented the project.

Public Comment:

The neighbor directly north of the project's biggest concern is the bulk and mass of the project. The setbacks of the proposed project don't align with the neighbor's home. The neighbor claims that the walls are massive and unattractive. The lack of setback on the second floor is also a concern, but a setback of 1 or 2 feet to get more room would be ideal. The front deck with a large overhang and living space

being on the second floor is also of concern. The neighbor believes the project might obstruct the view of Mount Soledad.

Board Comment included:

- Concern that the project is not far enough in the development process to make a sound determination.
- Request to see the drainage study and brush management that the city requires.
- Concern that the project design is over the PDO height requirement.

Board Motion: The LJSPDAB moved to consider the project as a concept only item (informational), allowing the applicant to come back to the Board with a updated design at a future meeting. Motion made by Board Member Neil, seconded by Board Member Lazerow. Motion approved 5-0-0.

Item 10: **PRJ-1134889 – 2955 Woodford Drive (ACTION ITEM)**

Construction of a new 2-story single family residence with an attached 3-car garage and an attached 2-story ADU in the back of the house. The lot is currently vacant. The applicant is seeking a recommendation for approval of a Site Development Permit.

Sarah Horton of Golba Architecture presented the project.

Public Comment:

Iraj Noorany is a civil engineer by profession and lives one block south of the project site. He states that he was informed about the project on the Friday prior to the meeting, from other neighbors. He states that the home is significantly larger than other homes in the neighborhood. Neighbors are concerned about the heights on the south and west sides. He requests that the Board allow the homeowners more time to review the project.

Michael Wingtringer has owned a home in the neighborhood for the last 25 years and lived there as a child. He states that all 15 lots were originally single-story ranch style. Of those 15, 11 still stand mostly as they are. Four have been torn down, but all are still single-story. One lot was never developed. He claims that the family next door didn't want to have a neighbor, so they bought the lot and put a tennis court in the neighborhood. If the lot were developed, it would have been a 4,000 sq ft single-family ranch-style home, as opposed to the 8,000 square foot design being proposed now.

Gerdwin, a neighbor who lives on 2940 Woodreed, has concerns about the development because the street lacks sidewalks.

Board Comment included:

- Concern regarding the floor area ratio, which is substantially different from the average for homes in the neighborhood, and would be an outlier, statistically.
- Concern that there are no stepbacks along the second story of the home.
- Concern about the long property line with a very small setback.

Board Motion: The LJSPDAB moved to recommend denial of the project for a Site Development Permit based on its noncompliance with the neighborhood character and the outlier of the floor area ratio. Board Member Neil made the motion, which was seconded by Board Member Lazerow. The motion was approved 5-0-0.

Item 11: **Discussion of the response from the office of the Mayor to the Board's letter of August 28, 2025 (ACTION ITEM)**

Public Comment:

No public comments were provided.

Board Comment included:

- The Board will collaborate to create a response to the City's letter.

Item will be addressed at the next meeting.

Item 12: ADJOURNMENT

Next meeting: November 19, 2025. The meeting concluded at 12:32 p.m.