



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, November 19, 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

Board Member Neil states that *Item 10: PRJ-1120759 – 00 Sugarman Drive (ACTION ITEM)* should be removed from the agenda, noting that there are no changes other than new renderings and none of the project issues have been addressed. Board Member Neil moves to remove Item 10 from the agenda, seconded by Board Member Lazerow. Motion approved 5-0-0.

Board Member Lightner motions to review *Item 9: PRJ-1144020 – 8395 La Jolla Scenic Drive North (ACTION ITEM)* ahead of *Item 8: PRJ-1109965 - 8303 Prestwick Drive (ACTION ITEM)*, seconded by Board Member Wise. Motion approved 5-0-0.

Motion to approve the agenda as amended by Board Member Neil, seconded by Board Member Wise. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from October 15, 2025.

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

Item 5: BOARD MEMBER COMMENT

Board Member Neil asked City staff if the Board would have the amendment in the 2025 Land Development Code Update regarding the Board presented at a

meeting. She interprets the amendment as stating that staff would no longer attend meetings, and the Board would maintain its own records. Board Member Neil is concerned about the maintenance and upkeep of the Board's city webpage if this amendment passes. She requests the new principal planner's email address to initiate communication and wants to clarify whether Board members can attend workshops for the 2025 Land Development Code Update.

Board Member Lightner notes that City commissions are staffed, regarding the amendment in the 2025 Land Development Code Update.

Item 6: STAFF LIAISON COMMENT

Staff notes that the 2025 Land Development Code Update language has been released and is available for the public to review online. There is one amendment regarding the La Jolla Shores Planned District Advisory Board: the secretary role would be transferred from staff to a board member if the amendment passes as drafted.

Item 7: NON-AGENDA PUBLIC COMMENT

Rose Tolomei, who lives on Sugarman Drive, states that there is still no public notice on the property for PRJ-1120759. The Board clarifies that the notice should remain on site for the duration of permitting and directs Tolomei to contact the project manager if there are any issues with noticing or to confirm whether a project falls within Sustainable Development Area or Transit Priority Area boundaries.

Jerry Phelps, a 25-year resident on Sugarman Drive, thanks the Board for clarifying what the applicant needs to present.

Item 9: PRJ-1144020 – 8395 La Jolla Scenic Drive North (ACTION ITEM)

Conversion of 449 square feet of existing garage into habitable space, addition of a new 102 square foot foyer, addition of a new 255 square foot addition for a primary suite and addition of a new 352 square foot garage. Existing 2417 square foot single-family residence to remain. The applicant is seeking a recommendation that the Project is minor in scope.

Mykaela Scarpase of Studio Scarpase presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Questions if the addition was limited to the addition of a master bedroom and extending the garage.

- Confirmation that the neighbors to the north and south of the project were notified and had no objections to the project.
- Suggestion to look into the ADU that the southern neighbor was applying to build on the property line.
- Confirmation that the height of the addition is not above the height of the rest of the home.
- Note that although the percentage of floor area is above the minor in scope threshold, the project does not appear major in scope.

Board Motion: The LJSPDAB moved to recommend the project as minor in scope. Motion made by Board Member Neil, seconded by Board Member Wise. Motion approved 5-0-0.

Item 8: **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 a Site Development Permit.

Roger Sammon of Island Architects presented the project.

Public Comment:

Jan and George Keane, the neighbors adjacent to the project, state that the setbacks are not aligned, their view is blocked, and their privacy is compromised by the project's proximity to their house. They suggest flipping the plan to avoid some of these issues. They also have concerns regarding elevation. The Keanes state that, during the last 9 years when the property was a frat house, they did not complain, so the project owner should consider their input.

Board Comment included:

- Concern that the second-floor stepback is not far back enough.
- Concern that setbacks on the northern side of the project are too small and do not comply with 45-degree regulations from Chapter 13.
- Concerned about the windows and views affecting the privacy of its neighbors.
- Request to consider a retention basin or swale to manage runoff for drainage.
- Concern regarding the roof deck.

Board Motion: The LJSPDAB moved to recommend approval of the project with modifications to conform with SDMC sections 131.0444 regarding the northern side of the building stepback on the second floor and the front façade on the second floor. Motion made by Board Member Wise, seconded by Board Member Neil. Motion approved 5-0-0.

Item 11: **Letter to the Mayor requesting additional information regarding the Board's letter of August 30, 2025. (ACTION ITEM)**

Public Comment:

No public comment was provided.

Board Comment included:

No board comment was provided.

Board Motion: The LJSPDAB moved to send the drafted response letter to DSD. Board Member Neil made the motion, which was seconded by Board Member Wise. The motion was approved 5-0-0.

Item 12: ADJOURNMENT

Next meeting: January 21, 2026. The meeting concluded at 11:40 p.m.