



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, March 18, 2026

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Philip 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 Lightner moves to review *Item 10: PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)* ahead of *Item 8: PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)*.

Motion to approve the modified agenda by Chair Potter, seconded by Board Member Lightner. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from February 18, 2026.

Motion to approve the minutes with changes by Chair Potter, seconded by Board Member Lightner. Minutes approved 5-0-1.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner brought to the Board's attention that the Board unanimously denied a project on Woodford Drive in October which is scheduled for the Hearing Officer Hearing next Wednesday. So far the hearing officer's report is unavailable, but the Hearing Notice gave a project description that indicates no changes were made.

Item 6: STAFF LIAISON COMMENT

No staff comment was provided.

Item 7: NON-AGENDA PUBLIC COMMENT
No public comment was provided.

Item 10: **PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)**

Proposed 1,110.5 SF (gross floor area) detached single-story ADU over basement with green roof, accessory to existing single-family home. Site improvements include on-grade path, landscape, drainage features, and grading. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Patrick Vercio of Island Architects presented the request.

Public Comment:

Holly Given, 2783 Bordeaux Ave, represents the La Jolla Highlands Unit #2 Architectural Committee. The Committee encompasses 51 properties with deed restrictions and includes an independent review process for their homes. The home of the applicant is included in the Committee's purview. Given noted that the applicant did not include correspondence between the applicant, the property owner, and neighbors dating back to 2023. She also noted that the Committee considers property owners' rights in its review of projects. The architect presented Plan C to the Committee after Plan B was not approved by the City. The new plan places the structure within five feet of the north property line and includes a buried basement. The site is elevated and not flat. Given states that the Committee is not opposed to progress, noting that the neighborhood already includes modern and two-story homes. However, it is concerned about how far the building should extend. Expanding 20–30 feet further into the canyon could set a precedent for other homes to do the same.

Elaine Schneider, 2758 Bordeaux Ave, stated that her children grew up playing in the canyon and have a strong personal attachment to it. She opposed constructing a structure deep within the canyon. Concerns were raised about impacts to wildlife, including migrating painted lady butterflies, dragonflies, bobcats, cottontails, owls, coyotes, and fox kits. Schneider emphasized the potential harm from construction and urged protecting the canyon and its wildlife.

Maureen Matthews Brown, Kilbourne Drive, stated she regularly walks through the canyon (3–4 times per week) and values its accessibility. She expressed concern that the proposed development does not blend with the surrounding environment. Brown referenced prior nearby construction and emphasized the importance of working collaboratively with neighbors. She also noted the presence of wildlife, including a family of red foxes.

Emma Farley, 2742 Bordeaux Ave, stated that during a recent renovation of her property, she remained within the original footprint to protect the canyon. She noted that the project site still has room to expand the lot without encroaching on the canyon. Farley also noted that of the three proposed project versions, two were deemed infeasible due to site constraints.

Stephanie Smith, on behalf of Grid Legal (representing Farley), stated that while ADUs may have protections, they must comply with coastal and environmentally sensitive land regulations. She opposed canyon encroachment where feasible alternatives exist and noted that such alternatives were identified. She also cited an unrecorded conservation easement and discrepancies in the map. Concerns were raised regarding potential encroachment into a neighbor's fire-clearance area and the need for further canyon analysis. Smith requested consideration of public views from nearby trails.

Board Comment included:

- Commendation for a thorough biological analysis
- Concern about effects on neighborhood character, §1510.0304
- Concern regarding the lack of alignment with the La Jolla Shores Design Manual and Single-Family Zone setback regulations
- Concern that the project's ADU extends further down the canyon than other homes with reference to preserve and enhance the natural environment and any existing aesthetic qualities of the site [the abutting canyon], §1510.0301
- Note that at least 10 opposition letters were submitted regarding the project
- Note that covenant, condition, and restriction violations may not affect the board, but are relevant to neighbors and could lead to lawsuits.
- Concern regarding the easement created in 2001 and whether it is in effect
- Note that the permit references MNDR and the biology report, and shared concern that the easement was not recorded prior to grading permit
- Concern over the lack of existing slope calculations in the project presentation because the ADU is proposed on steep slope (~60%)

Board Motion: The LJSPDAB moved to recommend denial of the project for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 6-0-0.

Item 8: **PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)**

Proposed remodel to an existing 2 story, 4,905 SF, 5 bed, 4 bath residence resulting in a 2 story, 6,769 SF, 6 bed, 6.5 bath residence over a 3,610 SF basement. Also proposed is a 701 SF accessory gym structure and a new 2 story, 1,096 SF ADU. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Claude Anthony Marengo of Marengo Morton Architects, Inc. presented the item.

Public Comment:

No public comment was provided.

Board Comment included:

- Commendation on the design of the home
- Confirmation that the project does not exceed the 30ft height limit of the existing home
- Confirmation that the main deck over the garage is not a roof deck
- Note that once the project is complete, there will be three accessory structures on the property

Board Motion: The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Lazerow, seconded by Chair Potter. Motion approved 6-0-0.

Item 9: **PRJ-1126264 – 2534 Ruelle Nice (ACTION ITEM)**

Construction of a new 4,868 SF single-family residence, two-story dwelling unit over a subterranean basement with garage, spa site retaining walls, and additional site improvements. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Spencer Miller of Island Architects presented the item.

Public Comment:

No public comment was provided.

Board Comment included:

- Support for planting trees to assist with massing
- Concern regarding public views of the property from the beach
- Note that the project is below maximum FAR
- Concern regarding excavation of the site
- Suggestion to have a traffic control plan to implement during construction
- Commendation that the project blends in with the character of the neighborhood

Board Motion: The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Weissman, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 11: ADJOURNMENT

Next meeting: Wednesday, April 15, 2026. The meeting concluded at 12:03 p.m.