



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, April 15, 2026

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, 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

Board Member Lightner moved to approve the agenda, seconded by Board Member Neil. Agenda approved 6-0-0.

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

Motion to approve the minutes with changes by Chair Potter, seconded by Board Member Lightner. Minutes approved 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board members discussed concerns about the staff report regarding 2955 Woodward Drive, presented at a Hearing Officer meeting on March 25, 2026. Board Member Lightner raised concerns that a staff report recommended approval of the project on 2955 Woodward Drive without explaining why it contradicted the Board's denial. Board Member Lazerow also shared these concerns. Board Member Lightner also noted that the Board was misidentified as a planning group rather than an advisory board. Board Member Neil suggested discussing the issue with a supervisor, requesting an explanation, and urging that changes be implemented. Chair Potter proposed adding this to next month's agenda. The Board moved to place this item on the May 20, 2026, agenda.

Item 6: STAFF LIAISON COMMENT

No staff comment was provided.

Item 7: NON-AGENDA PUBLIC COMMENT

Janie Emerson recommended that the Board address the letter they proposed to write directly to the Development Services Department Director to elevate the issue more quickly.

Item 8: **PRJ-1141390 – 1855 Spindrift Drive (ACTION ITEM)**

Proposed demolition of an existing three-story, 3,221-square-foot, single dwelling unit, and construction of a three-story over basement, 2,759-square-foot single dwelling unit with a basement and attached subterranean garage; a detached, two-story, 778-square-foot accessory dwelling; a swimming pool and associated site improvements, including approximately 150 linear feet of retaining walls. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Board Member Weissman recused herself from reviewing this project.

Min Hyung Choe of Aidlin Darlinh Design presented the item.

Public Comment:

Janie Emerson stated that the project applicant has not been in contact with the neighbors. She states that the neighborhood is predominantly 1-story buildings, and her biggest concerns were height, setbacks and floor area ratio. At the La Jolla Community Planning Association meeting, Emerson asked the applicant to return to address the issues raised.

Erin McConkey submitted an email that was read aloud to the Board, raising concerns about height and articulation.

Ed Weissman, the adjacent neighbor to the property, noted that he did a walk-through of the property and its proposed boundaries prior to the meeting. He is waiting for a surveyor to review issues with the property's boundaries established in the 1980s.

Board Comment included:

- Request for clarification on FAR, including subterranean and basement areas.
- Concern regarding parking (on-site and street availability).
- Request for the applicant to provide a letters of support.
- Request for clarifications on landscaping, civil drawings, and drainage report.
- Concern regarding privacy, massing, and step-backs/setbacks.
- Request to clarify if the garage design is permeable.

- Request to color-code the overlay and show the subterranean garage, for a survey, and an environmental document.
- Request to reduce the ADU to one story.
- Concern that the design is incompatible with the neighborhood's character.

Board Motion: The LJSPDAB did not move to recommend approval or denial of the project. No motion was made. Board members requested the project return with additional information.

Item 9: **PRJ-1113950 – 8504 Prestwick Drive (ACTION ITEM)**

Proposed demolition of an existing 3,819.18 square foot one-story single-family residence and construction of a 6,678 square foot one-story single-family residence with 4 parking spaces. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP). Applicant: Claude Anthony Marengo, Marengo Morton Architects, Inc.

Item 9 was not presented because the applicant was absent.

Item 10: ADJOURNMENT

Next meeting: Wednesday, May 20, 2026. The meeting concluded at 11:56 a.m.