



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, May 20, 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 Philip Wise.

**Staff Liaison:** Melissa Garcia, Senior Planner, City Planning Department; Matthew Nasrallah, Associate Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

The Board amended the agenda to review Item 11 before Item 8. Motion to approve the modified agenda by Chair Potter, seconded by Board Member Lazerow. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from April 16, 2026.

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

Item 5: BOARD MEMBER COMMENT

Board Member Neil thanked city staff for offering links for the Hearing Officer meeting regarding PRJ-1134889.

Board Member Lightner will present a proposal for additional development standards for the Board's review. More details will be provided at next month's meeting.

Item 6: STAFF LIAISON COMMENT

The 2026 Land Development Code Update was approved on May 11, with the second reading scheduled for June 9. The amendment to the La Jolla Shores Planned Development Advisory Board removes line 4 of the code regarding the City Manager

and Secretary positions. Final implementation remains subject to approval by the Coastal Commission. Melissa will continue to keep the Board informed of any updates.

Item 7: NON-AGENDA PUBLIC COMMENT

No non-agenda public comment was provided.

Item 11: **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).

Claude Anthony Marengo from Marengo Morton Architects, Inc. presented the project.

**Public Comment:**

No public comment was provided.

**Board Comment included:**

- Commendation of the design on the project.
- Recommend a traffic control plan.
- Questions regarding the pool, construction dust, landscaping, and fire-resistant design standards.

**Board Motion:** The LJSPDAB recommends the project as presented for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Wise, seconded by Board Member Lazerow. Motion approved 5-0-0.

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

This project was presented at the April 15, 2026 meeting. Following the initial presentation, the Board requested that this item be brought back to address some concerns. 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).

There was no presentation for this item.

**Public Comment:**

No public comment was provided.

**Board Comment included:**

- Concern that the response letter from the applicant does not address previous concerns about the project.
- Notes significant issues with the ADU.
- Concern regarding the 91 square feet on page L0 not included in FAR.
- Request for clarification on FAR, including subterranean and basement areas.
- Concern regarding privacy, massing, and step-backs/setbacks.
- Concern regarding whether the garage design is permeable.
- Concern that the design is incompatible with the neighborhood's character.

**Board Motion:** The LJSPDAB voted 4-1-0 for a motion by Potter seconded by Lazerow to recommend denial of the proposed project for the following reasons:

- The proposed project does not fit in with the character of the neighborhood.
- The ADU is 2 stories and has no step-back and very little articulation.
- The 91 SF shown on the basement level drawing for the basement level (L0) needs to be included in the FAR calculation. If it is, the project exceeds the SDMC-permitted FAR.
- Clarification is needed regarding whether the L0, basement level, is considered as permeable. Should the footprint of the project be the perimeter of the basement level and first floor? Why are trees shown on top of the basement level?
- The project is 3 stories, unlike the rest of the neighborhood which has one and two-story homes.
- No neighborhood survey was provided. The 12-foot front yard setback seems to be smaller than most front setbacks in the neighborhood and therefore out of conformance with the LJSPDO requirements. A neighborhood survey would have been useful to evaluate it.

Prior to the May meeting a letter was transmitted to the Board from the applicant's representative. This letter indicated that there would be no answers to the questions from the April 15, 2026 LJSPDAB meeting, where this project was first heard. This letter and the minutes from the April 15, 2026 meeting are attached.

Prior to the LJSPDAB meeting and after receipt of the letter, a request for additional information was made. That request is attached. There was no response to this request.

The applicant or their representative did not attend the May 20, 2026 LJSPDAB meeting where this item was on the publicly noticed agenda.

Attachments:

- Minutes from the April 15, 2026 LJSPDAB meeting
- Letter posted for Item 8 on the LJSPDAB meeting agenda of May 20, 2026
- Information request for Item 8 on the LJSPDAB meeting agenda of May 20, 2026

Item 9: **PRJ-1151218 – 8582 Sugarman Drive (ACTION ITEM)**

Proposed home remodel including an addition of a 1,104 square foot ADU over the garage, an addition of a 661 square foot living space to the second floor, and an addition of 583 square feet to the first floor. The applicant is seeking a recommendation that the project is minor in scope (Process 1).

Colin Hernstad from Hern Ore Inc presented the project.

**Public Comment:**

No public comment was provided.

**Board Comment included:**

- Concern regarding the existing garage conversion.
- Concern regarding the extension of the ADU presenting qualities more in character with a full 2<sup>nd</sup> story addition.
- Concern that the project has an increase of FAR by 50%.
- Concern regarding the addition of a second story. None of the 2-story houses pictured in the applicant's presentation are within 300 feet of the property.
- Concern about historic significance as the house was occupied in the 1970s by James DeSilva, a prominent tuna canner, industrialist, and founder and funder of UCSD's Stuart Collection.

**Board Motion:** The LJSPDAB recommends that the project is not minor in scope due to the addition being over 10% of the FAR of the overall project and the addition of a second story, which should require a Process 3 review. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 5-0-0.

Item 10: **PRJ-1145966 – 2349 Rue Adriane (ACTION ITEM)**

Proposed demolition of a one-story dwelling of 2,046 square feet with an attached garage of 593 square feet, and construction of a two-story single dwelling unit of 3749 square feet over a basement with a three-car garage of 901 square feet, and associated site improvements include retaining walls. The applicant is seeking a

recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

**Public Comment:**

No public comment was provided.

**Board Comment included:**

- Commendation of the design.
- Questions regarding the garage level and setbacks of the projects.
- Concerns regarding environmental issues the project may face.

**Board Motion:** The LJSPDAB recommends the project as presented for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Wise, seconded by Board Member Lightner. Motion approved 4-0-1.

Item 12: Staff Report Concerns: PRJ-1134889 – 2955 Woodward Drive (Action Item)

Board members have concerns about the staff report presented at a hearing officer meeting on March 25, 2026, regarding a project the Board previously recommended for denial. The Board will consider these concerns and a draft letter for submittal to the Development Services Department addressing the staff report.

Board Member Lightner revised the letters, which will be posted and linked in next month's agenda. This item will be reviewed at the June 17, 2026, meeting.

Item 13: ADJOURNMENT

The meeting was adjourned in memory of Sara Moser. Next meeting: Wednesday, June 17, 2026. The meeting concluded at 12:09 p.m.