



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, June 17, 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

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

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

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

Item 5: BOARD MEMBER COMMENT

Board Member Lightner referenced the relevant section of the PDO regarding building envelopes. She suggested placing the topic on a future agenda for further discussion. Lightner also noted a Notice of Application dated May 26, 2026, for a Coastal Development Permit involving the demolition of an existing home on Calle de Cielo for the construction of a larger residence (approximately 3,400 sq. ft.) with a guest house.

Board Member Neil reported that the La Jolla Shores street-closure event will take place on Saturday from 10:00 a.m. to 4:00 p.m. and will be open to the public at no cost. She also provided an update on the guardrail construction project, which will occur at night. The project was originally anticipated to begin in the third quarter but is now scheduled to start in June.

Item 6: STAFF LIAISON COMMENT

City staff addressed concerns regarding the 2026 Land Development Code Update. The language regarding the code was updated to reflect consistency with other boards. No staffing changes are anticipated, and current staff assignments will remain in place. The update involves a change in the language of the governing provisions. The Board may choose to act as the Secretary if it so desires.

Item 7: NON-AGENDA PUBLIC COMMENT

No non-agenda public comment was provided.

Item 8: **PRJ-1129902 – 8480 La Jolla Shores Drive (ACTION ITEM)**

Addition and whole home remodel with residential elevator to roof. The applicant is seeking a recommendation that the project is minor in scope (Process 1).

Jeremiah from Kaminskiy Design & Remodeling presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Questions regarding noticing neighbors and the landscape requirement.
- Concern that neighbors may be impacted by noise.
- Concern regarding the railing and roof deck.
- Confirmation that there is parking available on the property.

Board Motion: The LJSPDAB recommends that the project be deemed minor in scope. Motion made by Board Member Wise, seconded by Board Member Potter. Motion approved 6-0-0.

Item 9: **PRJ-0692097 – 7792 Senn Way (ACTION ITEM)**

Construction of new 3-story, single family dwelling on a vacant downhill lot. Dwelling includes attached 5-car garage, 6 bedrooms, 10 bathrooms, separate pool/spa, gym, and basketball court deck. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Applicant: William Hayer, Hayer Architecture

Public Comment:

Julie Hamilton represents the Wieners, who live next door to the project. She stated that they were not informed of changes to the driveway and were unaware that the project was returning to the Board. The driveway easements for the property are

“wonky.” The Wieners are pleased to have the new architect on board and look forward to working together.

Board Comment included:

- Concern about the driveway regarding its width, easements, and fire safety.
- Concern regarding specific differences between the current design and the past design was presented to the Board in 2023.
- Concern regarding soil exports and a traffic plan.
- Concern regarding noticing for the project.

Board Motion: The LJSPDAB voted 6-0-0 for a motion by Board Member Lazerow seconded by Chair Potter to continue review of the proposed project to the next meeting’s agenda, where the following shall be provided:

- Public Notice
- Plan Sets
- Environmental Impact Report
- Staff Reports
- Neighbor input on the driveway and its easements

Item 10: **PRJ-1098839 – 1835 Spindrift Drive (ACTION ITEM)**

Demolition of existing single-family residence and attached garage. New 2-story single-family residence with pool and subterranean basement, which contains a 6-car parking garage and accessory dwelling unit. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Applicant: Alfonso Barragan, Safdie Rabines Architects

Public Comment:

Julie Hamilton, representing other neighbors in the community, acknowledged the applicant's outreach efforts but stated that the project remains incompatible with the neighborhood due to its bulk, scale, FAR, setbacks, and height. Concerns were also raised regarding GFA calculations, pool and setback encroachments, and design elements. Ms. Hamilton concluded that the project does not meet PDO compatibility standards.

Erin McConky, neighbor, noted that the project has improved but expressed concern that the elevator still faces neighboring properties. She stated the project would remain an outlier within the neighborhood and noted that the current FAR limit is 0.57.

Board Comment included:

- Concerns regarding the bulk and scale as measured using neighborhood survey average FAR data as a tool, despite the project not being subject to the SDMC table of FAR tied to lot size due to the date of the project proposal's submittal
- Concerns regarding the lack of notice posted on the property
- Concern regarding the bulk and scale of the second floor and its balcony/terrace
- Concern that the project's design is out of character with the neighborhood, being the only building of that style in the vicinity.
- Concern that the landscaping does not meet the 30% requirement, due to concern regarding use of planters and use of the required public right-of-way
- Concern regarding FAR calculation and the basement
- Concern that the rear and side walls rise two stories without significant stepbacks in violation of our design guidelines.
- Concern with the placement of the elevator tower and the access to the basement from the alley

Board Motion: The LJSPDAB recommends denial of the project as presented for a Site Development Permit and a Coastal Development Permit due to a possible need for additional landscaping, a need to reduce the bulk & scale, as evidenced by a high FAR, and an unmet notice requirement. Motion made by Board Member Neil, seconded by Board Member Chair Potter. Motion approved 6-0-0.

Item 11: 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.

This item will be reviewed at the July 15, 2026, meeting.

Item 12: ADJOURNMENT

Next meeting: Wednesday, July 15, 2026. The meeting concluded at 12:08 p.m.