



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, July 15, 2026

Item 1: CALL TO ORDER

Board Member Lightner called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL

Members Present: Herbert Lazerow, Sherri Lightner, Kathleen Neil and Philip Wise.

Staff Liaison: Matthew Nasrallah, Associate Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Lightner, seconded by Board Member Lazerow. Agenda approved 4-0-0.

Item 4: APPROVAL OF THE MINUTES from June 17, 2026.

Motion to approve the minutes with changes by Board Member Lazerow, seconded by Board Member Wise. Minutes approved 4-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner noted that the tree at the house on the corner of Prestwick and Calle del Oro had been removed and requested that discussion of adopting citywide standards that do not conflict with the PDO be placed on the August agenda, subject to time availability.

Item 6: STAFF LIAISON COMMENT

No staff comment was provided.

Item 7: NON-AGENDA PUBLIC COMMENT

No non-agenda public comment was provided.

Item 8: **PRJ-1152610 – 7910 La Jolla Shores Drive (ACTION ITEM)**

Detached 500 square foot ADU and minor additions/alterations to existing single-family residence with associated improvements. The applicant is seeking a recommendation that the project is minor in scope (Process 1).

Brian Church from Brian Church Architecture presented the project.

Public Comment:

Kate Adams, a neighbor of the project site and resident of 50 years, expressed support for the applicants, stating that they are good neighbors, that the kitchen addition is needed, and that the applicant had contacted surrounding neighbors in advance of the project.

Board Comment included:

- Concerns about further reducing side setbacks on a property with closely spaced homes, noting that Information Bulletin 621 treats the 10% guideline as flexible for smaller homes.
- Request for support from the neighbor who lives on the corner closest to the proposed deck.
- Questions regarding the size and design of the proposed ADU.
- Comment that the City's map does not identify the parcel as being within a Fire Safety area.

Board Motion: The LJSPDAB amended Item 8 as an information-only item and placed the project as an action item on next month's agenda.

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

Continued from the June 17, 2026 meeting; 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, on behalf of Gregory and Trina Wiener, opposed the project, citing concerns that its size, scale, and design are incompatible with the neighborhood and PDO design guidelines. She raised concerns about impacts on coastal sage scrub and slopes, questioned the environmental review process, stated that neighboring property owners did not receive adequate notice, and expressed concerns regarding the proposed driveway.

Trina Wiener, a neighbor, opposed the project, stating that the neighbors do not support it despite representations to the contrary. She expressed concerns about the project's massing, retaining walls, and potential landslide risks, noting existing insurance challenges, and stated that neighbors were not informed of the project until recently.

Quang Chen, a neighbor, expressed concerns about the proposed driveway and landslide-prevention measures. He stated that he received no prior notification of the project and found the posted notice on his property rather than in a visible location.

Board Comment included:

- Commendation for the biological survey and proposed conservation easement.
- Concern about the driveway.
- Concern regarding the lack of adequate notice for neighboring property owners.
- Request for revised plans with clearer plumb line heights, sections, and neighborhood context to better evaluate the project's scale and relationship to surrounding homes.
- Request for additional information demonstrating the project's compatibility with the surrounding neighborhood before further consideration.

Board Motion: The LJSPDAB voted 4-0-0 for a motion by Board Member Lazerow seconded by Board Member Lightner to continue review of the proposed project to the next meeting's agenda.

Item 10: **PRJ-1136844 – 8424 Avenida De Las Ondas (ACTION ITEM)**

The project revises the previously granted two-story residence with detached garage to a two-story residence with attached garage (a 7% modification). The updated project includes an upper level (2nd level), a lower level/basement (1st level), and an attached garage, with upper- and lower-level deck areas, a swimming pool, and landscape areas. The applicant is seeking a recommendation for approval of a Substantial Conformance Review for the approved Coastal Development Permit No. PMT-2528041 and Site Development Permit No. PMT-2541139.

Applicant: Chandra Slaven, Coastal Vérité LLC

Public Comment:

No public comment was provided.

Board Comment included:

- Questions regarding the driveway width and access from the street.

- Request for an explanation of the differences between the approved plan and the new proposed plan.
- Questions regarding the neighbor's input on the project.

Board Motion: The LJSPDAB recommends the project as presented for a Substantial Conformance Review. Motion made by Board Member Neil, seconded by Board Member Wise. Motion approved 4-0-0.

Item 11: Staff Report Concerns: PRJ-1134889 – 2955 Woodford 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 Motion: The LJSPDAB moved to approve both proposed letters with suggested edits and to send them to the proper channels within the City of San Diego. Motion made by Board Member Neil, seconded by Board Member Lazerow. Motion approved 4-0-0.

Item 12: ADJOURNMENT

Next meeting: Wednesday, August 19, 2026. The meeting concluded at 11:56 a.m.