



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: April 23, 2025

TO: Hearing Officer

FROM: Mark Lopez, Development Project Manager, Development Services
Department

SUBJECT: April 23, 2025, Hearing Officer, Item #1: 8559 Prestwick Drive – PRJ-1086924

The summary below and attached corrections have been submitted for the Hearing Officer meeting on April 23, 2025, Item #1: **8559 Prestwick Drive, Site Development Permit - Project No. PRJ-1086924**.

This memo seeks to correct the record of the floor area calculation listed on the **Staff Report** and the **Draft Resolution and Findings**, to reflect consistency with the regulations applicable at the time of the project application's deemed complete date.

The project's application was deemed complete on May 11, 2023, which predates the adoption of the [2021 Land Development Code Update](#) within the Coastal Overlay Zone, adopted on April 12, 2024, under Ordinance [O-21416](#). This Ordinance modified the La Jolla Shores Planned District to establish floor area ratio calculations consistent with Citywide single-family zones under Chapter 13, Article 01, Division 04 of the San Diego Municipal Code (SDMC). At the time the application was filed and deemed complete; the La Jolla Shores Planned District did not have numerical measurements for calculating floor area ratio. Instead, it relied on establishing general conformity with the homes in the neighboring area pursuant to SDMC Section 1510.0304 (b)(4).

Staff Report

Under "Project-Related Issues", page 3, the following sentence has been revised to state the following:

Revised: The building is within the general conformity of the homes in the neighboring area, as the proposed gross floor area was determined not to be disruptive to the homes in the immediate vicinity and thus complies with the provisions in accordance with SDMC Section 1510.0304 (b)(4).

Previous: According to Table 131-04J, the maximum Floor Area Ratio (FAR) allowed for the property is 0.52 (6,324 square feet). The project proposes an FAR of 0.45 (5,446 square-feet), which complies with the maximum FAR allowed for the LJSPD-SF Base Zone.

Attachment #5 - Draft Resolution and Findings

Site Development Permit finding a) 3, the following sentence has been revised to state the following:

Revised: The building is within the general conformity of the homes in the neighboring area, as the proposed gross floor area was determined not to be disruptive to the homes in the immediate vicinity and thus complies with the provisions in accordance with SDMC Section 1510.0304 (b)(4).

Previous: According to Table 131-04J, the maximum Floor Area Ratio (FAR) allowed for the property is 0.52 (6,324 square feet). The project proposes an FAR of 0.45 (5,446 square-feet), which complies with the maximum FAR allowed for the LJSPD-SF Base Zone.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Mark Lopez', with a stylized, cursive script.

Mark Lopez
Development Project Manager

Attachments:

1. Staff Report
2. Draft Resolution and Findings

CC: Project File
City Attorney



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 16, 2025 REPORT NO. HO-25-015

HEARING DATE: April 23, 2025

SUBJECT: 8559 Prestwick Drive, Process Three Decision

PROJECT NUMBER: [PRJ-1086924](#)

OWNER/APPLICANT: 8559 Prestwick Dr, LLC (Owner/Applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for a 2,456 square-foot addition to an existing one-story, 2,567 square-foot single-dwelling unit, and associated site improvements at 8559 Prestwick Drive within the La Jolla Shores Planned District Ordinance of the La Jolla Community Plan area?

Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3221134.

Fiscal Considerations: None. All cost associated with the processing of this application are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: There are no open actions for the subject project site.

Housing Impact Statement: The project will result in the development of an addition to an existing, one-story, single dwelling unit. The project does not propose an increase in dwelling units and maintains the Very Low Density Residential density designation. The development supports goals and policies of the Residential Land Use Element and consistent with the La Jolla Community Plan.

Community Planning Group Recommendation: On May 23, 2024, the La Jolla Shores Permit Review Committee voted 5-0-1 to recommend approval of the proposed project without conditions. Subsequently thereafter on June 6, 2024, the La Jolla Community Planning Association voted 12-0-1, to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill Development. The environmental

exemption determination for this project was made on December 12, 2024. No appeals were filed within the time provided by San Diego Municipal Code (SDMC) Section [112.0520](#).

BACKGROUND

The 0.28-acre [12,162 square feet] site is located at 8559 Prestwick Drive, between Inverness Drive and Prestwick Court in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact [Campus] Overlay Zone, Very High Fire Hazard Severity Zone within the La Jolla Shores Planned District Ordinance (LJSPDO) of the La Jolla Community Plan and Local Coastal Program Land Use Plan [Attachments 1 & 2].

DISCUSSION

Project Description

The project proposes an addition of 2,456 square feet to an existing one-story, 2,567 square-foot single-dwelling unit. The 0.28-acre site is located within the La Jolla Shores Heights subdivision. The property is accessed from the northwest corner via Prestwick Drive. The surrounding neighborhood character is primarily comprised of one and two-story single-family homes featuring various architectural styles. The land use designation for the subject site is Very Low Density Residential, which allows a density up to 5 Dwelling Units (DU) per acre as identified in the La Jolla Community Plan (Community Plan).

Permits Required

Pursuant to SDMC Section [1510.0201\(d\)](#), the proposed project requires a Process Three Site Development Permit for the construction of a major project in the La Jolla Shores Planned District.

Community Plan Analysis

The Land Use Map of the Community Plan designates the 0.28-acre site for Very Low Density Residential (0-5 Dwelling Units per acre). The goals and policies of the Residential Land Use Element calls for developments to maintain the existing residential character of the surrounding neighborhood by providing harmonious visual relationship to exist between the bulk and scale of structures as well as to maintain the Coastal Height Limit. The building envelope incorporates a mixture of neutral gray, natural stone, and earth-tone colors within the siding and roof as prescribed in the General Design Regulations of the LJSPDO. The project does not exceed the limitation in height of 30 feet and complies with the Coastal Height Limit regulations and no additional stories are being proposed. Furthermore, there are no public views or view corridors designated as referenced in Figure 9 of the Community Plan. The proposal for an addition with no additional dwellings is consistent with the prescribed land use and density, and thus would be consistent with the residential designation.

Project-Related Issues

The project site is located within the La Jolla Shores Subdivision and is subject to the regulations of the LJSPDO in accordance with SDMC Section 1510.0301. For the proposed development to be consistent with the Community Plan's land use designation, the DU density must not exceed more

than one (1) DU per net-acre and implement the LJSPDO Development Regulations for Single-Family Zones. The building is within the general conformity of the homes in the neighboring area, as the proposed gross floor area was determined not to be disruptive to the homes in the immediate vicinity and thus complies with the provisions in accordance with SDMC Section 1510.0304 (b)(4). In addition, the proposed building lot coverage of the development is 6,324 square-feet, which complies with the Lot Coverage allowance for developments for the LJSPD-SF Base Zone. Furthermore, the project complies with the height and setbacks of the underlying base zone development regulations. The building envelope incorporates a mixture of neutral gray, natural stone, and earth-tone colors within the siding and roof elements as prescribed in the General Design Regulations of the LJSPDO. All existing trees fronting the property along the Prestwick Drive Right-of-Way are to remain and protected in-place. The project site is also within the Parking Impact (Campus) Overlay Zone, to which an improved driveway width of 12 feet is required as per SDMC Section [142.0560\(j\)](#).

The project site does not contain environmentally sensitive lands as defined in Chapter 14, Article 03, Division 1 of the Land Development Code. The site is within the Very High Fire Hazard Severity Zone. Because the premises is surrounded by single-dwelling unit-type development and is further than 100 feet from native or naturalized vegetation, the project does not require Brush Management as per SDMC section [142.0412](#).

The proposed development will be conditioned to include an improved 12-foot driveway with 10-foot visibility triangles on each side that will provide adequate sight distance for safe vehicle movement when entering and exiting the Prestwick Drive public right-of-way. The project site is required to comply with the [City of San Diego Stormwater Standards](#) to ensure that any on-site runoff during all construction phases is properly treated. The preparation of a Water Pollution Control Plan (WPCP) and the implementation of Best Management Practices will be required, which ensures water quality standards appropriate to the project location are met during construction. Because the property is within the Areas of Special Biological Significance (ASBS) watershed, no dry weather runoff is permitted, and the project is subject to increased inspections during construction. Furthermore, the project will require an Encroachment Maintenance and Removal Agreement for the proposed sidewalk underdrain within the Prestwick Drive Right-of-Way for the purpose of conveying on-site drainage to the City's storm drain system.

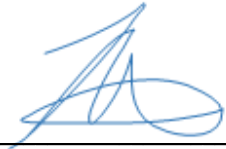
Conclusion

Staff has reviewed the proposed project and has found the proposal to be consistent with the governing entitlements, regulations of the Land Development Code, and the Community Plan. Staff, therefore, recommends approval of Site Development Permit No. PMT-3221134.

ALTERNATIVES

1. APPROVE Site Development Permit No. PMT-3221134 with modifications.
2. DENY Site Development Permit No. PMT-3221134, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mark Lopez
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Environmental Determination, Notice of Right to Appeal
7. Ownership Disclosure Statement Form (DS-318)
8. Community Plan Group Recommendation Vote
9. Project Plans

HEARING OFFICER
RESOLUTION NO. HO-XXXX
SITE DEVELOPMENT PERMIT NO. PMT-3221134
8559 PRESTWICK DRIVE - PROJECT NO. PRJ-1086924

WHEREAS, 8559 PRESTWICK DR, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a 2,456 square-foot addition to an existing one-story, 2,567 square-foot single-dwelling unit, and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. PMT-3221134), on portions of a 0.28-acre site;

WHEREAS, the project site is located at 8559 Prestwick Drive in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) Base Zone, Coastal (Non-Appealable-2) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Campus) Overlay Zone, Very High Fire Hazard Severity Zone; La Jolla Shores Planned District Ordinance of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as LOT 29 OF LA JOLLA SHORES HEIGHTS, ACCORDING TO MAP THEREOF FILED NO. 5831, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1967 [APN No. 346-670-0800];

WHEREAS, on December 12, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (Infill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 23, 2025, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-3221134, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. PMT-3221134:

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

a) Findings for all Site Development Permits:

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes a 2,456 square-foot addition to an existing one-story, 2,567 square-foot single-dwelling unit, and associated site improvements.

The 0.28-acre (12,162 square feet) site is located at 8559 Prestwick Drive, between Inverness Drive and Prestwick Court and is accessed via Prestwick Drive. The subject property is in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) Base Zone, Coastal (Non-Appealable-2) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact [Campus] Overlay Zone, Very High Fire Hazard Severity Zone within the La Jolla Planned Shores District Ordinance (LJSPDO) of the La Jolla Community Plan area. The site is located within the La Jolla Shores Heights subdivision.

The surrounding neighborhood character is primarily comprised of one and two-story single-family homes featuring various architectural styles. The land use designation for the subject site is Very Low Density Residential, which allows a density up to 5 dwelling units per acre (0-5 DU/AC) as identified in the La Jolla Community Plan (Community Plan). The goals and policies of the Residential Land Use Element calls for developments to maintain the existing residential character of the surrounding neighborhood by providing harmonious visual relationship to exist between the bulk and scale of structures, as well as to maintain the 30-foot Coastal Height Limit. The project is proposing an addition with no additional dwellings and is consistent with the prescribed land use and density. Also, the project does not exceed the limitation in height of 30 feet and proposes a maximum structure height of 25 feet-9-1/4 inches. No additional stories are being proposed. Furthermore, there are no public views or view corridors designated as referenced in Figure 9 of the Community Plan. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

There are no environmentally sensitive lands present on site, therefore the project is not subject to the Environmentally Sensitive Lands Regulations of the Land Development Code. Also, the site is not within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program. The site is within the Very High Fire Hazard Severity Zone. Because the premises is surrounded by single-dwelling unit-type development and is further than 100 feet from native or naturalized vegetation, the project does not require Brush Management as per SDMC section 142.0412.

The project contains specific requirements to ensure compliance with the regulations of the Land Development Code and current City Standards, including those to protect the public health, safety, and welfare. These requirements include an improved 12-foot driveway with 10-foot visibility triangles on each side that will provide adequate sight distance for safe vehicle movement when entering and exiting the Prestwick Drive public right-of-way. The project is required to comply with the City's Stormwater Standards to ensure that any on-site runoff is properly treated during and post-construction phases. The preparation of a Water Pollution Control Plan (WPCP) will be required, which ensures water quality treatment appropriate to the project location are met during construction. Best Management Practices will also be implemented during construction, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention. Because the property is within the Areas of Special Biological Significance (ASBS) watershed, no dry weather runoff is permitted, and the project is subject to increased inspections during construction. Furthermore, the project will also require an Encroachment Maintenance and Removal Agreement for the proposed sidewalk underdrain within the Prestwick Drive Right-of-Way for the purpose of conveying on-site drainage to the City's storm drain system. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project site is located within the La Jolla Shores Subdivision and is subject to the regulations of the LJSPDO in accordance with SDMC Section 1510.0301.

The 0.28-acre (12,162 square-feet) lot is designated as Very Low Density Residential, which allows to provide up to five Dwelling Units (DU) per acre as identified in the Land Use Element of the Community Plan. For the proposed development to be consistent with the Community Plan's land use designation, the DU density must not exceed more than one (1) DU per net-acre and implement the development regulations for Single-Family Zones in accordance with SDMC Section 1510.0304. The building is within the general conformity of the homes in the neighboring area, as the proposed gross floor area was determined not to be disruptive to the homes in the immediate vicinity and thus complies with the provisions in accordance with SDMC Section 1510.0304 (b)(4). In addition, the proposed building lot coverage of the development is 6,324 square-feet, which meets the Lot Coverage allowance for developments for the LJSPD-SF Base Zone.

Furthermore, the project complies with the height and setbacks of the underlying base zone development regulations.

The building envelope incorporates a mixture of neutral gray, natural stone, and earth-tone colors within the siding and roof as prescribed in the General Design Regulations of the LJSPDO. All existing trees fronting the property along the Prestwick Drive Right-of-Way are to remain and protected in-place. The project site is also within the Parking Impact [Campus] Overlay Zone, to which an improved driveway width of 12 feet is required as per SDMC Section 142.0560(j). According to County building records, the existing dwelling unit was constructed in 1968. Staff performed a historic resources assessment for subject property and determined that it does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria pursuant to SMDC Section 143.0212.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. PMT-3221134 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. PMT-3221134, a copy of which is attached hereto and made a part hereof.

Mark Lopez
Development Project Manager
Development Services Department

Adopted on: April 23, 2025

IO#: 24009555