



THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: August 18, 2025

TO: Hearing Officer Gibbs

FROM: Sarah Hatinen, Development Project Manager, Development Services Department

SUBJECT: Corrections to Staff Report, Hearing Officer Meeting on August 20, 2025  
Agenda Item No. 3 – PRJ-1109781 625 Wrelton Drive

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The Staff Report for Project No. PRJ-1109781 was revised to include a community planning group recommendation. Please see the following edit:

1. The Staff Report Community Planning Group Recommendation section now includes the following language: "On April 3, 2025, the La Jolla Community Planning Association voted 13-0-1 to recommend denial of the proposal."

Thank you,

A handwritten signature in black ink, appearing to read "Sarah Hatinen".

Sarah Hatinen  
Development Project Manager

Attachments: 1. Revised Hearing Officer Report



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 13, 2025 REPORT NO. HO-25-034

HEARING DATE: August 20, 2025

SUBJECT: 625 Wrelton Drive - Process Three Decision

PROJECT NUMBER: [PRJ-1109781](#)

OWNER/APPLICANT: 625 Wrelton Drive LLC/ Ashley Prikosovits

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for an 1,862 square-foot addition to an existing 3,027-square-foot two-story single-dwelling unit with an existing 505-square-foot attached garage, located at [625 Wrelton Drive](#) within the [La Jolla Community Plan area](#)?

### Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3271734, an amendment to Coastal Development Permit No. 91-0400.

Fiscal Considerations: None. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: The Building and Land Use Enforcement Division (BLUE) of the Development Services Department received a complaint on April 3, 2025, for the property located at 625 Wrelton Drive. BLUE staff observed a two-story dwelling unit with the structural framework down to the studs. The site and structure are vacant, with unsecured perimeter fencing and signs of graffiti. BLUE issued a Notice of Abatement Vacant and Unsecured Structure to the property owner on June 11, 2025, requiring proper securement and clearing of the site. The property owner is seeking permits to develop the site. The code enforcement case remains active, and failure to comply with the Notice of Abatement Vacant and Unsecured Structure requirements will result in further enforcement action by the City.

Community Planning Group Recommendation: ~~The applicant elected not to present the proposal to the Community Planning Group.~~ On April 3, 2025, the La Jolla Community Planning Association voted 13-0-1 to recommend denial of the proposal.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 28, 2024, and the opportunity to appeal that determination ended on November 12, 2024.

## BACKGROUND

The 0.29-acre project site contains an existing 3,027-square-foot (SF) single-dwelling unit located at 625 Wrelton Drive in the RS-1-7 (Residential-Single) Zone, Coastal Height Limit Overlay Zone, Coastal Overlay (Appealable) Zone, First Public Roadway, Parking Impact Overlay Zone, and is in a Transit Priority Area within the La Jolla Community Plan area. The site is located between the first roadway and the sea. Wrelton Drive is also identified as an Intermittent or Partial Vista in the Community Plan and is adjacent to Tourmaline Surf Park to the north.

A CDP application, Project No. PRJ-0696528, on the site, was originally heard by the Hearing Officer on October 18, 2023. This proposal was denied as it included expanding and rebuilding the wall encroachment into the west side yard setback and a new east side yard setback encroachment to enclose drainage. The encroachments were removed from the current proposal. The current proposal includes existing permitted wall encroachments into the west side yard but does not increase the degree of non-conformity as proposed in the previous design.

## DISCUSSION

The proposed project includes remodeling and additions to a 3,027-square-foot two-story single-dwelling unit. Proposed additions include: a 186-square-foot first floor expansion, 1,676-square-foot second floor expansion, and 115-square-foot penthouse addition.

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) contains Residential Land Use Goals which state that development should “Maintain the character of La Jolla’s residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures.” The architectural form proposed is modern in nature and is consistent with similar homes in the surrounding neighborhood. Materials include white stucco, white tile, charcoal color European style siding and bronze window trim. Project architecture is similar in nature to homes in the vicinity and from the public right-of-way, the roof height is approximately 30’-0” height at the parapet. The maximum structure height is just under 30’-0” at the center of the property, which complies with the City’s 30-foot coastal height limitation and 30-foot base zone height regulations.

The site is an exterior lot on the south side of Wrelton Drive, surrounded by a fully developed single-dwelling unit neighborhood. The Community Plan land use designation for the site is Low-Density Residential, which allows for 5-9 Dwelling Units per Acre (DU/AC). The proposed residence is in general conformity with adjacent development patterns with regard to architectural style, bulk, and scale.

The project is approximately 370 feet from the Pacific Ocean. The Community Plan does not identify any public accessways across the site, and there is no physical accessway legally used by the public on this property. However, the site is adjacent to Tourmaline Surf Park.

The base zone requirements include a 15-foot front setback, 13-foot rear setback, and side setbacks equal to 8% of the lot width. Pursuant to [SDMC 131.0443\(a\)\(4\)\(B\)](#), the required side setbacks may be reallocated where the combined dimensions of each side setback would meet or exceed the combined total required but shall not be reduced to less than four feet. The proposal includes a 15'-0" front setback, 15'-0" rear setback, 8'-2 1/2" east side setback, and 2'-6" west side setback. The non-conforming 2'-6" west side setback is existing to remain; the proposal does not include an expansion of the nonconformity.

There is a recorded view easement on parcel B, the neighboring lot, as noted in the legal description. The entire project is on parcel A and this will remain.

The newly proposed development will observe the required setbacks and height limitations, consistent with other properties within the vicinity. The proposal is within the allowed footprint and would not impact the adjacent public access or views to preserve and protect the identified scenic overlook, beach access, and neighborhood character. Adjacent development does not follow a single or common architectural theme; however, the proposed project architecture and materials are harmonious with adjacent development. Therefore, the proposed project generally conforms with the Community Plan and the surrounding area.

#### Permits Required

A Process 3 Coastal Development Permit is required for development within the Coastal Overlay Zone and First Public Roadway proposing more than a 10% addition per San Diego Municipal Code (SDMC) Sections [126.0702](#), [126.0704](#), and [126.0707](#). A Coastal Development Permit (CDP) is required for coastal development within the appealable Coastal Overlay Zone, per SDMC section [126.0702](#), with a decision by the Hearing Officer, appealable to the Planning Commission. The City's final decision on the project is also appealable to the Coastal Commission. Information on Coastal Commission appeals may be found in SDMC section [126.0710](#).

#### Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations (SDMC) section [126.0701 et seq.](#) The Project is designed in general conformity with setbacks, bulk and scale, and general design regulations as required by the Community Plan and the RS-1-7 zone and as recommended by the Community Plan. Staff supports the determination that the project meets the regulations of the SDMC and conforms to the recommendations of the Community Plan. With the provided draft findings and draft permit conditions, staff recommends the Hearing Officer approve the project as proposed.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3271734, an amendment to Coastal Development Permit No. 91-0400 with modifications.
2. Deny Coastal Development Permit No. PMT-3271734, an amendment to Coastal Development Permit No. 91-0400 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Sarah Hatinen  
Development Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Location Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Existing Coastal Development Permit 91-0400
9. Project Plans