



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 8, 2025 REPORT NO. HO-25-036

HEARING DATE: October 15, 2025

SUBJECT: 8283 PRESTWICK DRIVE, Process Three Decision

PROJECT NUMBER: [PRJ-1074569](#)

OWNER/APPLICANT: 8283 Prestwick, LLC, a California Limited Liability Company, Owner / Paul Benton, Architect, Applicant

### SUMMARY

Issue(s): Should the Hearing Officer approve an application to demolish an existing, two-story single-dwelling unit and construct a new, two-story single-dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen and the vacation of a public utility easement located at [8283 Prestwick Drive](#), within the [La Jolla Community Planning area](#)?

### Proposed Actions:

1. Approve Coastal Development Permit No. [PMT-3190142](#)
2. Approve Site Development Permit No. [PMT-3190143](#)
3. Approve Public Utility Easement Vacation No. [PMT-3333357](#)

Fiscal Considerations: All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There is no active code enforcement case on this project.

Housing Impact Statement: The project proposes the demolition of an existing, two-story single-dwelling unit and the development of a new, two-story single-dwelling unit. The project is a one-to-one replacement of the residential dwelling unit on the project site and would not increase the contribution of available dwelling units for the City of San Diego's portion of the County's Regional Housing Needs Assessment goal.

La Jolla Shores Permit Review Committee: On June 15, 2023, the La Jolla Shores Permit Review Committee voted 6-0-1 to recommend approval (Attachment 4).

Community Planning Group Recommendation: On July 6, 2023, the La Jolla Community Planning Association made a motion to recommend approval of the project, the motion was approved, with a vote of 17-0-1 (Attachment 4).

La Jolla Shores Planned District Advisory Board (LJSPDAB) Recommendation: On September 17, 2025, the LJSPDAB made a motion to recommend approval of the project, the motion was approved with recommendations with a vote of 4-0-0 (attachment 5). The recommendations from the LJSPDAB include making sure the project complies with the plumb height requirements in the driveway area and reducing the area of the entertainment space on the roof deck.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction. The environmental exemption determination for this project was made on March 25, 2025, and the opportunity to appeal that determination ended on April 9, 2025. There were no appeals to the environmental determination. The scope of the subject hearing only includes the project, and not the environmental determination.

## BACKGROUND

The 0.58-acre project site is located at 8283 Prestwick Drive, approximately 3,500 feet east of the Pacific Ocean (Attachment 1). The existing two-story 5,128-square-foot residence was built in 1966. The surrounding neighborhood is a mix of one and two-story single-dwelling units that form a well-established residential neighborhood (Attachment 2). The project site is located in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Very High Fire Hazard Severity Zone, Complete Communities Mobility Zone 4, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Review Area 2 of the Airport Influence Area for MCAS Miramar within the [La Jolla Community Plan and Local Coastal Program Land Use Plan \(LJCP\)](#).

## DISCUSSION

The project proposes to demolish an existing, two-story single-dwelling unit and construct a new, two-story single-family dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen. The project also includes a public service easement vacation for an existing public service easement located along the southern property line, which contains an existing abandoned water line. The proposed easement vacation would be for a 10-foot-wide, 1,905-square-foot (0.0437-acre) portion of the existing easement. The water line for which the easement was originally acquired has been abandoned and is no longer in use; therefore, the easement is no longer required. The easement may be vacated with a process two decision in accordance with SDMC Section 125.1030(b) as an alternative to the procedures set forth for the vacation of public service easements in the California Streets and Highways Code. Where there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. Redevelopment of the property is currently being proposed to include the construction of a new single-dwelling unit and associated site improvements. Removal of the existing easement will allow for maximized utilization of the project site for the proposed project. The public

will benefit from the public service easement vacation because the vacation will eliminate unnecessary and unproductive encumbrances on the subject property.

The project complies with all required setbacks: front yard setback of 15 feet, side setbacks of seven feet and four feet, and rear setback of 110 feet, consistent with the pattern of development in the established neighborhood. The proposed floor area ratio (FAR) of 0.32 (8,185 square feet [SF]/25,265 SF) is within the maximum allowed FAR of 0.45. The proposed single-family dwelling unit consists of a 4,392-square-foot lower-level basement with an attached garage (below grade), a 4,286-square-foot main floor and a 3,899-square-foot upper floor, for a total of 12,577 SF, of which 8,185 SF (4,286 SF + 3899 SF) is counted toward FAR on a 0.58-acre property. The basement floor area is excluded from the FAR calculation in accordance with SDMC Section 113.0234, where the distance between the adjacent grade and the finish floor elevation above does not exceed five feet. The proposed residence will be approximately 29 feet and 11 3/4 inches tall, thus shall be in conformance with the 30-foot coastal height limit. The project will also comply with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of 17 percent, where the maximum allowable lot coverage is sixty percent.

Per San Diego Municipal Code (SDMC) [Section 143.0212](#), all projects impacting a parcel that contains a structure older than 45 years must be reviewed to determine whether a potentially significant historical resource exists on the site prior to issuance of a permit. On March 1, 2024, the Development Services Department staff evaluated the structure and concluded that it is not significant, nor eligible for historic designation under local, state or federal criteria (Attachment 7).

#### Permits Approvals:

Due to process consolidation, all actions are consolidated and processed as a Process Three Hearing Officer Decision per SDMC Section 112.0103. Development of the proposed project requires:

1. Coastal Development Permit per SDMC [Section 126.0702](#) for the proposed demolition and construction on property within the Coastal Overlay Zone.
2. Site Development Permit is required per [SDMC Section 143.0110](#) for development on a premise containing Environmentally Sensitive Lands (ESL) in the form of Sensitive Vegetation and Steep Hillsides.
3. Public Service Easement Vacation in accordance with SDMC Section 125.1030(b) for an existing ten-foot-wide, 1,905-square-foot (0.0437-acre) public service easement along the southern property line, which contains an existing abandoned water line that is no longer in use and there is no present or prospective public use for the easement.

#### Community Plan Analysis:

The project site is zoned LJSPD-SF within the La Jolla Shores Planned District, which implements the objectives of the LJCP in La Jolla Shores. The Community Plan designates the site as Very Low Density Residential (0-5 DU/AC, Attachment 3). The project proposes the demolition of a single dwelling unit and its replacement on a 0.58-acre site. (LJCP, Figure 16). This designation range is characterized by large, single-dwelling unit estate homes built on 10,000 to 40,000-square-foot parcels with steep

slopes and/or open space areas (LJCP, pg. 75). The proposed project is consistent with the prescribed land use and density.

The project supports the following Residential Land Use policies of the LJCP:

1. Designation of Residential Densities:

- a. Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (LJCP, pg.70).

The project maintains the existing land use of one house on one lot in a single dwelling unit zone and plan designation. Although the La Jolla Shores Planned District (LJSPD) Ordinance does not contain quantifiable development standards for building setbacks, lot size, and floor area ratio, the project will conform to the "character of the area and design principles" in accordance with SDMC Section 1510.0304(b)(4).

2. Community Character:

- a. The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures (LJCP, pg. 70).

The project will be in conformance with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of seventeen percent when the maximum is sixty percent. Surrounding structures consist of one- and two-story homes with square footage of structures ranging from approximately 6,000 square feet (8295 Prestwick Drive) to approximately 13,300 square feet (8230 Prestwick Drive) per public records and from information from issued development permits. As previously described, the project is for a two-story residential dwelling unit consisting of a 4,392-square-foot lower-level basement with an attached garage (below grade), a 4,286-square-foot main floor and a 3,899-square-foot upper floor, for a total of 12,577 square feet (SF), of which 8,185 SF (4,286 SF + 3899 SF) is counted toward FAR on a 0.58-acre property. The project FAR would be 0.32 (8,185 square feet [SF]/25,265 SF), where the maximum allowed FAR is 0.45 for the project site.

- b. The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan (LJCP, pg. 70).

The project has been reviewed against and complies with the listed guidelines, to include the City of San Diego Land Development Manual Landscape Standards, for the proposed planting, irrigation, and landscape-related improvements as shown in Exhibit 'A'. Furthermore, the project proposes landscape improvements within the public right-of-way along Prestwick Drive by installing four street trees. The project proposes a total landscape area of fifty-five percent (excluding 712 SF of synthetic turf)

of the lot area, when the minimum required is thirty percent. The project would also include 11,684 SF of existing Diegan Coastal Sage Scrub to remain, protected in place and maintained in accordance with the City of San Diego Brush Management Zone 2 requirements.

The proposed project will observe setbacks to all property lines consistent with other properties in the vicinity and implement a project design that is well established and distinctive to the character of the La Jolla community, which supports the City of San Diego General Plan's Urban Design Element Goal to "design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context" (UD-A.5).

The proposed public service easement vacation is consistent with the goals and policies of the General Plan and the La Jolla Community Plan (LJCP) in that the vacation would allow the development of the project site consistent with the residential land use designation of the General Plan, the LJCP Residential land use designation and the La Jolla Shores Planned District Ordinance Single-Family zoning designation. The easement vacation would remove an existing encumbrance from the project site and allow for maximized utilization of the project site consistent with the applicable land use and zoning designations.

The project site does not provide physical access to the coast because it is located an approximate half mile east of the shore and east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP, as shown on Figure 9 (LJCP, pg. 35-36). Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use.

The project would protect public views by conforming to the required 30-foot Coastal Height Limit, with a proposed structure height of 29 feet, 11.75 inches. The proposed single-dwelling unit would be located predominantly within the same footprint as the existing single-dwelling unit.

#### Project-Related Issues:

##### STEEP HILLSIDES

The proposed development is located on an existing lot characterized by a nearly level area fronting the westerly boundary of this lot and the east side of Prestwick Drive, which is the site of the proposed development. A geotechnical report was prepared by TerraPacific Consultants, Inc., which addressed potential geologic hazards for the 8283 Prestwick Drive project site. The geotechnical investigation evaluated the subsurface conditions, and the report determined that the proposed construction is feasible from a geological standpoint, provided the recommendations presented in the report are adopted and incorporated.

The primary geotechnical conditions affecting the project site are steep slopes located on the easterly portion of the site. The proposed development is in the nearly level westerly portion of the project site that is not identified as Environmentally Sensitive Lands (ESL) and in the general location of the existing dwelling unit and previous site improvements.

## BIOLOGICAL RESOURCES

A Biological Resources Technical Report (Biological Report) was prepared by Cadre Environmental c/o BFSa Environmental Services, which addressed potential environmentally sensitive lands (ESL). The Report considered a complete range of environmental impacts to biological resources, including Sensitive Plants, Sensitive Wildlife, Regional Connectivity/Wildlife Movement Corridors, Vegetation Communities, Federal Migratory Bird Treaty Act, Wetlands & Jurisdictional Resources, and related matters.

The Biological Report identified the steep slope areas to the east of the site, extending to and fronting the dedication area of Torrey Pines Road, as potentially ESL and identified project design features to minimize the impacts to this area. Neither the La Jolla Shores Planned District Ordinance nor the certified Local Coastal Program proposes nor requires restrictions on development of the relatively level portion of the site due to the relationship of the development area to potentially environmentally sensitive lands.

The proposed development will remove an existing Torrey Pine tree located on the easterly portion of the project site. The required biological resources investigation determined that the removal of the Torrey Pine, and the overall project, will have a less than significant impact in accordance with the City of San Diego's Biological Guidelines. Therefore, no mitigation measures are warranted.

## FIRE HAZARDS

The City of San Diego has identified a risk of fire hazards due to the potential for fuel growth in relatively undeveloped and steep slope areas at the eastern portion of the site. The proposed development will include a Brush Management Plan, fire sprinklers within the building, and building design features that will reduce the risk of fire hazards.

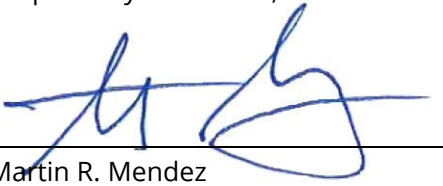
## CONCLUSION

This proposed project is designed to comply with the development regulations of the LJSPD-SF zone, the Environmentally Sensitive Lands regulations, and the La Jolla Community Plan and La Jolla Coastal Program Land Use Plan. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends that the Hearing Officer approve Coastal Development Permit No. PMT-3190142, Site Development Permit No. PMT-3190143, and Public Service Easement Vacation No. PMT-3333357 as proposed.

## ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3190142, Site Development Permit No. PMT-3190143 and Public Service Easement Vacation No. PMT-3333357, with modifications.
2. Deny Coastal Development Permit No. PMT-3190142, Site Development Permit No. PMT-3190143 and Public Service Easement Vacation No. PMT-3333357, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

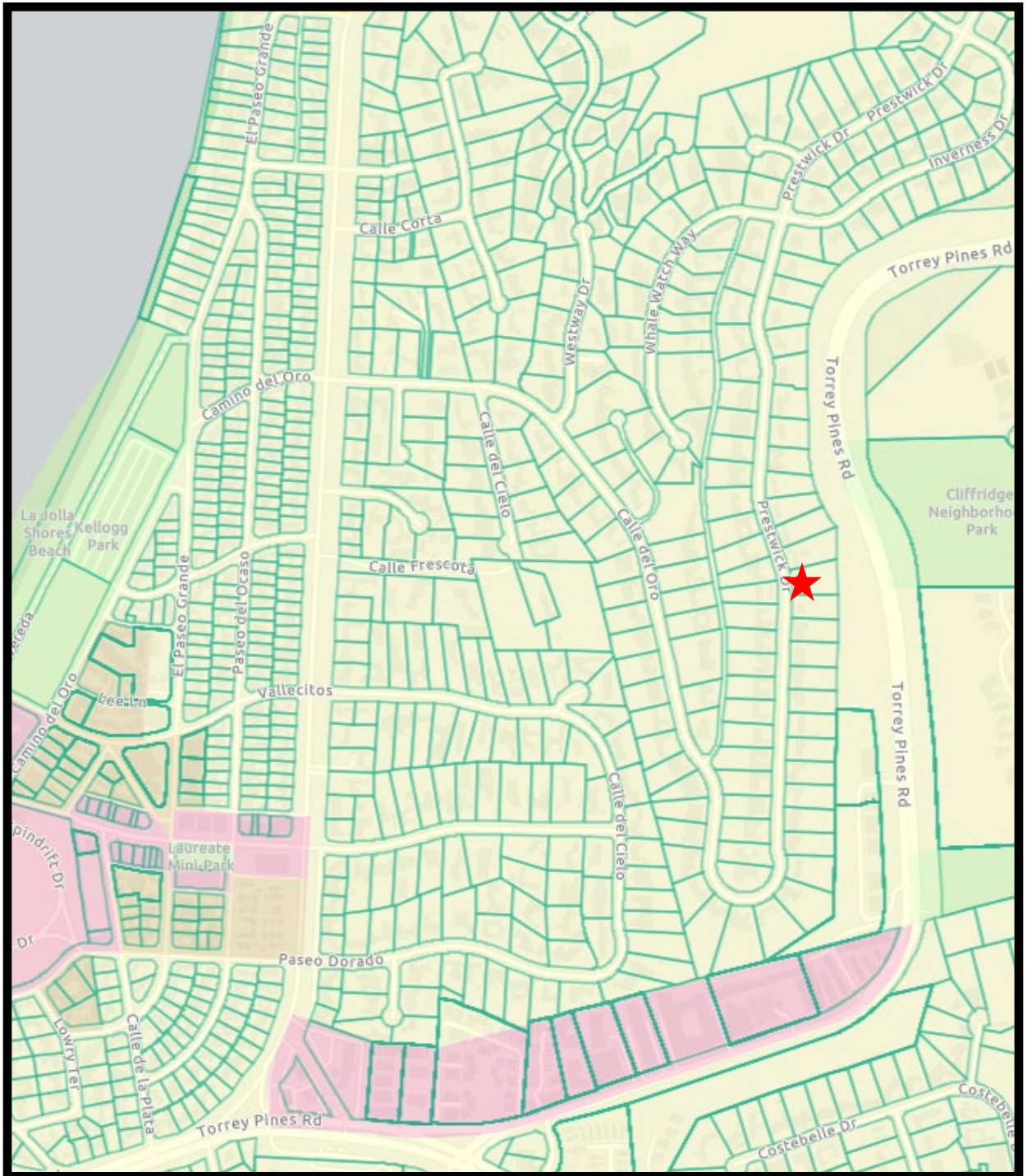


Martin R. Mendez  
Development Project Manager

Attachments:

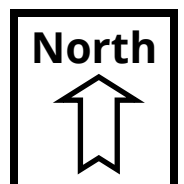
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Community Planning Group Recommendation
5. La Jolla Shores Planned District Ordinance Advisory Board Recommendation
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Draft Easement Vacation Resolution with Findings
9. Environmental Notice of Right to Appeal
10. Ownership Disclosure Statement
11. Project Plans





## Project Location

8283 Prestwick Drive  
Project No. PRJ-1074569

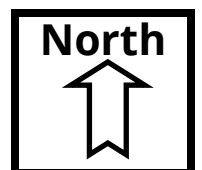


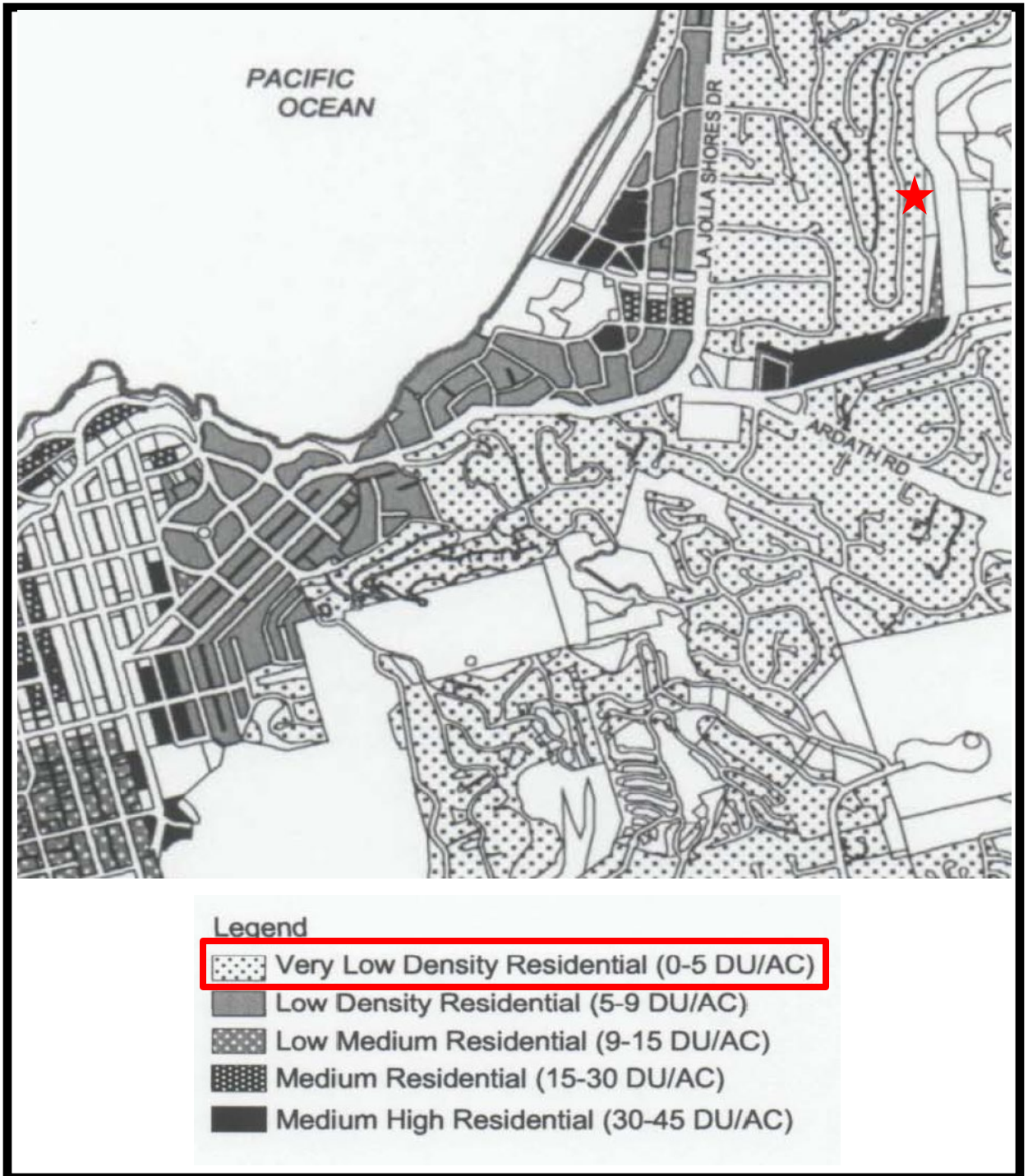




## Aerial Photo

8283 Prestwick Drive  
Project No. PRJ-1074569







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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------|
| Page 3                                                                                                                                                                                                                                                                                         | City of San Diego · Information Bulletin 620                                                        |                           | August 2018                                                   |
|                                                                                                                                                                                                               | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS-302<br>San Diego, CA 92101 |                           | <b>Community Planning<br/>Committee Distribution<br/>Form</b> |
|                                                                                                                                                                                                                                                                                                | Project Name:<br>8283 Prestwick Drive                                                               |                           | Project Number:<br>1074569/Yunuen Halva-Martinez              |
| Community: La Jolla                                                                                                                                                                                                                                                                            |                                                                                                     |                           |                                                               |
| <p>For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p> |                                                                                                     |                           |                                                               |
| <input checked="" type="radio"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                                   |                                                                                                     |                           | Date of Vote:<br>July 06, 2023                                |
| # of Members Yes<br>17                                                                                                                                                                                                                                                                         | # of Members No<br>0                                                                                | # of Members Abstain<br>1 |                                                               |
| Conditions or Recommendations:                                                                                                                                                                                                                                                                 |                                                                                                     |                           |                                                               |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)                                                                                                                                                                       |                                                                                                     |                           |                                                               |
| NAME: Suzanne Baracchini                                                                                                                                                                                                                                                                       |                                                                                                     |                           |                                                               |
| TITLE: Trustee/Secretary                                                                                                                                                                                                                                                                       |                                                                                                     | DATE: July 11, 2023       |                                                               |
| <p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>                                                                                                                                                                                                                    |                                                                                                     |                           |                                                               |

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



## La Jolla Community Planning Association Trustee Meeting **Agenda**

LJCPA  
P.O. Box 889, La Jolla CA  
92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

July 6th, 2023, 6pm  
Bishop's School  
Manchester Board Room  
7607 La Jolla Blvd.  
[Campus Map](#)

President: Harry Bubbins  
1st VP: Diane Kane  
2nd VP: Jodi Rudick  
Secretary: Suzanne Baracchini  
Treasurer: Larry Davidson

Regular monthly meetings: 1st Thursday each month.

For attendance to count, sign-in must be in the member's name. Refer to projects or issues, not to applicants or opponents. For **action** Items, Chair calls on the public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. **The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:**

**PDO** – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

**DPR** – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

**PRC** – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm

**T&T** – Traffic & Transportation Board, Chair Brian Earley, 3rd Tuesday 4:00 pm

**Join LJCPA, become a member, sign up here:** <https://lajollacpa.org/membership-application/>

**Follow LJCPA on Instagram** [https://www.instagram.com/la\\_jolla\\_community\\_planning/](https://www.instagram.com/la_jolla_community_planning/)

### Procedural

1. **Call To Order 6pm (President)**
2. **Roll Call (Secretary)**  
**LJCPA Trustees [18]:**  
Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Fremdling, Hostomska, Kane, Kreideman, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams
3. **Approve Agenda **Action****
4. **Approve [June 2023 Minutes](#) **Action****

### Non-Agenda Public Comment

[Items not on the agenda 1 minute or less. No votes or action]

## Consent Agenda

### 5. **Consolidate, Accept, & Adopt Committee Judgments Action**

Committee/Board recommendations to which no Trustee objects. Consent items are voted together, without presentation or debate. Upon approval the Committee/Board recommendations become LJCPA's. Anyone may "pull" Consent items for full discussion and vote at a subsequent meeting.

#### 5.1. **Concerts by the Sea/Scripps Park**

Request for six (6) parking space closures directly in front of the Scripps Cove venue for each of the Events scheduled for July 16,23,30 and August 6. This is the return of the free concert series by the Kiwanis Club of La Jolla. (Howard Zatkin, Event Chair)

#### **6/20/23 LJT&T Motion:**

**APPROVE** Kiwanis Club, Concerts by the Sea, request for six parking space closures directly in front of Scripps Cove for free concert Events on July 16,23,30 and August 6: (Brady/Rudolph)

**PASSES** [10-0-0](#)

#### 5.2. **2326 Calle Chiquita** (1086526, Lindsay King)

Process 2 Extension of Time (EOT) for 72 months for utilization of Coastal Development Permit (CDP) 1838738 and Site Development Permit (SDP) 1838739 previously issued under project number PTS-521126. Project in the LJSPD-SF Zone within the Coastal Overlay Zone (Non-Appealable); Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal) Council District 1.

#### **6/15/23 LJSPRC Motion:**

Findings **CAN** be made(Haas/Edwards)

**PASSES** [6-0-1](#)

#### 5.3. **8283 Prestwick Drive** (1074569/Yunuen Halva-Martinez)

(Process 3) Coastal Development Permit and Site Development Permit to demolish existing two story house and construct a new two-story house on the property located at 8283 Prestwick drive within the La Jolla Community Plan. The 0.58-acre site is located in the LJSPD-SF with with overlay zones including Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (MCAS Miramar Review Area 2), Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Non-Appealable Area 2).

**6/15/23 LJSPRC Motion:** Findings **CAN** be made (Haas/Courtney)

**PASSES** [6-0-1](#)

- 5.4. **5960 Camino De La Costa (681000, Mark House)**  
 (Process 3) Coastal Development Permit and Site Development Permit for remodel of an existing 6,807 square-foot 2-story single family residence located at 5960 Camino de la Costa includes, new back- and side yard terraces, new pool & spa, balcony, hardscape sitework including new sitewalls. The 0.80-acre site is in the RS-1-5 Base Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

**5/9/23 DPR Motion:**

Recommend that the city pending its full review **CAN** approve this project. (Jackson/Rasmussen)

**PASSES** [6-0-1](#) (chair abstains)

- 5.5. **9860 La Jolla Farms Road “Yuneun Sanchez Project” (1055647, Segal)**  
 (Process 3) Coastal Development Permit and Site Development Permit to demolish the existing pool, construct a new guest house under the existing pool deck, and construct a new pool on the southwest side of the property. The 0.80- acre site is located in the RS-1-2 zone, Coastal Overlay (Appealable) Overlay, Steep Hillside, First Public Roadway, and Brush Management zones within the La Jolla Community Plan and Council District 1.

**5/16/23 DPR Motion:**

1: Make Final (Leira/Williams) **PASSES** [4-0-0](#) (unanimous vote required)

2: **Recommend approval** (Leira/Williams) **PASSES** [3-0-1](#) (chair abstains)

- 5.6. **625 Wrelton Drive (696528 Phil Quatrino)**  
 (Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

**6/20/23 DPR Motion:** Findings **CAN** be made (Rasmussen/Fremdling)  
**PASSES** [4-3-1](#) (Chair Abstains)

5.7. **Castellana Residence (1062557, Shani Sparks/Jennifer Bolyn)**

(Process 2) - Coastal Development Permit (CDP), (Process 3) – Site Development Permit (SDP) To construct a three-story, 10,120-square-foot 6,292 (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

**6/20/23 DPR Motion:** Findings **CAN** be made (Fremdling/Williams)  
**PASSES 6-0-2** (Costello abstained since absent for earlier discussion, chair abstained.)

5.8. **5646 Chelsea Street, (1079635, Sam Koob)**

(Process 3) Coastal Development Permit, Proposed work for the demolition of an existing two-story single-family residence and the construction of a new two-story single-family residence with an attached garage, basement, and roof deck along with an attached ADU at 5646 Chelsea Avenue. [SDMC] 126.0702

**6/20/23 DPR Motion:** Findings **CAN** be made (Shannon/Fremdling)  
**PASSES 4-3-1** (chair declined to create tie and so abstained)

### Comments from Elected Officials, Agencies & Other Entities

- Council 1 (LaCava): Steve Hadley, 619-236-6611, [srhadley@sanidiego.gov](mailto:srhadley@sanidiego.gov)  
Report
- SD Mayor's Office (Gloria): Emily Piatanesi, 619-964-6637, [epiatanesi@sanidiego.gov](mailto:epiatanesi@sanidiego.gov)  
Report
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, [Celsey.Taylor@sdcounty.ca.gov](mailto:Celsey.Taylor@sdcounty.ca.gov)  
[Report](#)
- Assembly 77 (Boerner): Mariah Kallhoff, 760-434-7605, [Mariah.Kallhoff@asm.ca.gov](mailto:Mariah.Kallhoff@asm.ca.gov)  
Report
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, [aurora.livingston@sen.ca.gov](mailto:aurora.livingston@sen.ca.gov)  
Report
- SD Airport Authority: Ivonne Velazquez, 619-400-2453, [ivelazqu@san.org](mailto:ivelazqu@san.org)  
Report
- SD Planning: Marlon Pangilinan, 619-235-5293, [mpangilinan@sanidiego.gov](mailto:mpangilinan@sanidiego.gov)  
Report
- UCSD Planning: Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)  
Report



## Local Project Reviews (Action as noted)

5.9. **La Jolla Coastal Historic District (McArthur)**

Consider signing "Community Letter of Support" for the nomination of the La Jolla Park Coastal Historic District to the National Register of Historic Places. The district encompasses public parkland between the Children's Pool and Coast Walk, as well as three private properties that are already designated. The State Historical Resources Commission will vote on the nomination at their August 4, 2023 meeting.

[View Pending Nomination](#)

[View Community Letter of Support](#)

**LJPD Motion 3/13:**

Approved [7-0-0](#)

5.10. **8305 Calle Del Cielo "Calle Del Cielo Residence" (682249, Fotsch)**

***PULLED from June 1 LJCPA Consent Agenda by Hiliary Lowe representing client/neighbors at 8315 Calle Del Cielo to ensure that changes discussed at LJSPRC have been reflected in the final plans.***

(Process 3) Site Development and Coastal Development Permit to demolish an existing 3,731 sf single-family residence and attached garage and construct a new 9,091sf single-family residence, garages, and pool at 8305 Calle Del Cielo. The 0.67-acre site is in the LJSPD-SF Zone and the Coastal (Non-App) Overlay, Coastal Height Limit Overlay, and Coastal (Non-Appealable) Overlay Zones in the La Jolla Community Planning Area and Council District 1.

**LJSPRC Motion 5/18:**

Findings **CAN** be made [7-0-0](#)

5.11. **6110 Camino De La Costa "Casa Amigos" (1066101)**

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2-story residence and construct a new 3-story 10,567-square-foot residence with decks located at 6110 Camino de la Costa. The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone in the La Jolla Community Plan area. Council District 1.

**12/13/22 DPR Motion:**

Postpone this conversation until after HRB (Kane/Fremdling)

**PASSES** [6-1-1](#)

**6/13/23 DPR Motion:**

Project is consistent with LJ Community Plan and recommend the city **CAN** make findings for a CDP. (Jackson/Williams)

**PASSES** [5-1-1](#)

**Policy Discussion, Reviews & Recommendations (Action as noted)****Officer Reports (Action as noted)****Presidents Report: [Harry Bubbins]****Secretaries Report: [Suzanne Baracchini]****Treasurer's Report: [Larry Davidson]**

|                                       |                 |
|---------------------------------------|-----------------|
| Beginning Balance, June 1, 2023       | <b>\$897.38</b> |
| Total Income: (June Donations)        | 60.00           |
| Total Expenses:                       | (0.00)          |
| Net Income-Expenditure:               | 60.00           |
| <b>Ending Balance, June 30, 2023:</b> | <b>\$957.38</b> |

**Reports from Standing, Ad Hoc and other Committees (information only)****Non-Agenda Trustee Comment (information only)**

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.

**Adjourn to next LJCPA meeting**

Next Regular LJCPA Meeting - August 3rd, 2023, 6pm, Bishop School.



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## LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

### Action Item Record

**Date of Agenda:** 9/17/2025

**Project:** PRJ-~~1073425~~ 1074569

**Item:** 8

**Presenter:** Paul Benton, Benton & Benton Architects

**Address:** 8283 Prestwick Drive.

**Description:** Application for a site development permit and coastal development permit to demolish the existing 5,228 square foot, two-story house and construct a new 8,185 square foot, two-story house, in the coastal zone of La Jolla Shores Planned District.

### Recommendation:

- ☐ A. Minor Project – Process 1. Project conforms to the LJSPD as adopted by City Council.
- ☐ B. Major Project – Process 3. Project conforms to the LJSPD as adopted by City Council.
- ☐ C. Denial. The project does not conform to the LJSPD as adopted by City Council.
- ☐ D. <sup>second</sup> Approval subject to the following modifications to ensure conformity to the LJSPD (if applicable).

• make sure project complies w/ Plumb height requirement in driveway area

• reduce the area of entertainment space on the roof deck

- ☐ E. No recommendation due to a lack of four (4) affirmative votes.
- ☐ F. Concept review only.

### Board Signatures

| Board Member                       | Support                   | Oppose | Abstain |
|------------------------------------|---------------------------|--------|---------|
| Jane Potter <sup>not present</sup> |                           |        |         |
| Suzanne Weissman                   | <i>Suzanne Weissman</i>   |        |         |
| Herbert Lazerow                    | <i>Herbert Lazerow</i>    |        |         |
| Kathleen Neil                      | <i>Kathleen Neil</i>      |        |         |
| Philip Wise <sup>not present</sup> |                           |        |         |
| Sherri Lightner                    | <i>Sherri S. Lightner</i> |        |         |

\_\_\_\_\_  
Chairperson

HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. PMT-3190142  
SITE DEVELOPMENT PERMIT NO. PMT-3190143  
**8283 PRESTWICK DRIVE PROJECT NO. PRJ-1074569**

WHEREAS, 8283 PRESTWICK LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing two-story single-dwelling unit for the construction of a two-story 12,577-square-foot single dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen, an outdoor patio area with a swimming pool, a pool deck, an outdoor grilling area, and associated site improvements. Additionally, the proposed project includes a public service easement vacation for an existing 10-foot-wide easement located along the southern property line for a utility line that has been abandoned and is no longer in use (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3190142, and PMT-3190143), on portions of a 0.58-acre project site;

WHEREAS, the project site is located at 8283 Prestwick Drive in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Complete Communities Mobility Choices Mobility Zone 4, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, and the Airport Land Use Compatibility Plan Airport Influence Area for MCAS Miramar (Review Area 2) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP);

WHEREAS, the project site is legally described as LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP

THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959;

WHEREAS, on March 25, 2025, 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 Guidelines Section 15302 (Replacement or Reconstruction) and there was no appeal made of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 15, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3190142 and Site Development Permit No. PMT-3190143 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respects to Coastal Development Permit No. PMT-3190142 and Site Development Permit No. PMT-3190143:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]:**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes the demolition of an existing 5,128-square-foot two-story single dwelling unit with an attached garage and associated site improvements; and the construction of a 12,577-square-foot two-story single-dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen, an outdoor patio area with a swimming pool, a pool deck, an outdoor grilling area, and associated site improvements. Additionally, the proposed project includes a public utility easement vacation for an existing 10-foot-wide easement located along the southern property line for a utility line that has been abandoned and is no longer in use. The 0.58-acre



project site is located at 8283 Prestwick Drive in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, Complete Communities Mobility Choices Mobility Zone 4, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, and the Airport Land Use Compatibility Plan Airport Influence Area for MCAS Miramar (Review Area 2) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP).

The site is located within an urbanized area of La Jolla within a single-dwelling unit neighborhood. The project site does not provide physical access to the coast because it is located an approximate half mile east of the shore and east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP, as shown on Figure 9 (LJCP, pg. 35-36). Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use. The project would protect public views by conforming with the required Coastal Height Limit of thirty-feet (30'-0") per the Coastal Height Limit Overlay Zone (CHLOZ) and in conformance with the plumb line height, the overall height, Proposition D height as stipulated in SDMC section 113.0270, and Technical Bulletin BLDG-5-4 with a proposed structure height of twenty nine feet-eleven and three quarters inch (29'-11 3/4"). The proposed single dwelling unit would be located predominantly within the same footprint as the existing single dwelling unit.

No deviations or variations are proposed. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

**b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The site is not located within or adjacent to a Multi-Habitat Planning Area (MHPA). Therefore, no conservation or land use adjacency guidelines (San Diego Land Use Adjacency Guidelines Section 1.4.3) apply. The site is located within the Coastal Overlay Zone, with Environmentally Sensitive Lands (ESL) in the form of Steep Hillsides and sensitive vegetation communities and is subject to ESL regulations.

A biological resources technical report (Biology Report) dated September 2024, was prepared by Cadre Environmental c/o BFS Environmental Services. The Biology Report identified that a total of 0.34 acres of vegetation communities outside of the MHPA would be directly impacted as a result of the proposed redevelopment and associated Brush Management Zone (BMZ) 1 clearing. The proposed project would result in direct impacts to 0.04 acres of Torrey Pine (Tier I), 0.16 acres of

Urban/Developed (no Tier) and 0.14 acres of Ornamental Landscaping (Tier IV). Urban/Developed and Tier IV habitats are not sensitive, and no impacts to sensitive biological resources would result. Impacts to 0.04 acres of Tier I habitat as a result of the removal of the single Torrey Pine tree would be less than significant, in accordance with the City of San Diego Biology Guidelines, "Total upland impacts (Tiers I-IIIB) less than 0.10-acre are not considered significant and do not require mitigation." BMZ 2, extending east from the custom home and BMZ 1, would include impacts to 0.07 acres of Ornamental Landscaping (Tier IV). Impacts within BMZ 2 would also impact 0.05 acres of Diegan coastal sage scrub (Tier II) and 0.06 acres of lemonade berry scrub (Tier II, all designated as ESL. The effects of establishing and maintaining BMZ 2 within the on-site ESL are considered "impact neutral" (City of San Diego 2018) and less than significant; therefore, no habitat mitigation is required.

The proposed development is located on an existing lot on the east side of Prestwick Drive, characterized by a level, previously developed area fronting the westerly boundary of the site. The eastern portion of the site is sloped with an approximate 2:1 slope in terrain that descends in the easterly direction per the Geotechnical Report prepared by TerraPacific Consultants Inc., dated October 19, 2022. As a result, the project site meets the SDMC definition of Steep Hillside per SDMC section 113.0103 and is subject to the applicable ESL regulations.

The western level portion of the site currently has an existing single-dwelling unit, and the proposed redevelopment footprint will take place mostly within the same area. The proposed development would result in a minimal disturbance to ESL areas and would minimize stormwater runoff into these areas. Additionally, by locating the proposed redevelopment footprint in the same areas as existing improvements the project would minimize impacts to the existing drainage pattern.

The existing single-dwelling unit is forty-five (45) years old or older and therefore, was reviewed for historical impacts to the parcel during the project review pursuant to SDMC Section 143.0212. The project site was determined to not be an individually designated resource and not located within a designated historic district. Furthermore, historic staff determined that no potentially significant historical resources exist on site, and the parcel will be exempt from further historical review for five (5) years from date of determination, September 11, 2024.

As previously stated, the site does not contain, nor is it adjacent to, the MHPA, or Special Flood Hazard Areas as specified in SDMC section 143.0110(a). Proposed grading and improvements (including retaining walls and drainage) will be required to meet engineering standards in effect at the time of construction permit issuance, which will ensure that project conforms to current water quality standards for storm water runoff, and that associated grading is safe for the surrounding area. Therefore, the proposed coastal development will not have significant adverse impacts on environmentally sensitive lands.

- c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The LJCP identifies the project site as Very Low Density Residential with zero to five dwelling units per acre (0-5 du/acre) (LJCP, Figure 16). This density range is characterized by large, single-dwelling unit estate homes built on 10,000 to 40,000 - square-foot parcels with steep slopes and/or open space areas (LJCP, pg. 75). The proposed project is consistent with the prescribed land use and density.

The project site is zoned LJSPD-SF within the La Jolla Shores Planned District, which implements the objectives and proposals of the General Plan for the City of San Diego and the LJCP, and further regulates the development of land in La Jolla Shores. The project site does not provide physical access to the coast because it is located east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP. The project site is within the identified Public Vantage Point as shown on Figure 9 (LJCP, pg. 35-36).

The project supports the following Residential Land Use policies of the LJCP:

1. Designation of Residential Densities:

Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (LJCP, pg.70).

The project maintains the existing land use of one house on one lot in a single dwelling unit zone and plan designation. Although the La Jolla Shores Planned District (LJSPD) Ordinance does not contain quantifiable development standards for building setbacks, lot size, and floor area ratio, the project will conform to the "character of the area and design principles" in accordance with SDMC Section 1510.0304(b)(4).

2. Community Character:

- a. The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures (LJCP, pg. 70).

The project will be in conformance with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of seventeen percent (17%) when the maximum is sixty percent (60%). Surrounding structures within the community consist of single- and two-story structures. The proposed project will be designed as a two-story structure with a below-grade basement level with an attached garage.

- b. The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan (LJCP, pg. 70).

The project has been reviewed against and complies with the listed guidelines, to include the City of San Diego Land Development Manual Landscape Standards, for the proposed planting, irrigation, and landscape-related improvements as shown in Exhibit 'A'. Furthermore, the project proposes landscape improvements within the public right-of-way along Prestwick Drive by installing four (4) street trees. The project proposes a total landscape area of fifty-five percent (55%) (13,840 SF/25,265 SF) (excluding 712 SF of synthetic turf) of lot area when the minimum required is thirty percent (30%). The project would also include 11,684 SF of existing Diegan Coastal Sage Scrub to remain, protected in place and maintained in accordance with the City of San Diego Brush Management Zone 2 requirements.

Additionally, the project supports the City of San Diego General Plan's Urban Design Element Goal to "design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context" (UD-A.5). The proposed project will observe setbacks to all property lines consistent with other properties in the vicinity and implement a project design that is well established and distinctive to the character of the La Jolla community. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act**

The site of the proposed coastal development is not located between the nearest public road and the sea nor shoreline of any body of water located within the Coastal Overlay Zone. Therefore, this finding does not apply.

**B. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]:**

**1. Findings for all Site Development Permits (SDMC Section 126.0505):**

- a. **The proposed development will not adversely affect the applicable land use plan.**

The proposed development is described in Coastal Development Permit (CDP) finding A.1.a above, incorporated here by reference. The LJCP designates the site as Very Low Density Residential (0-5 DU/AC). The project site is zoned LJSPD-SF within the La Jolla Shores Planned District, which implements the objectives and proposals of the

General Plan for the City of San Diego and the LJCP, and further regulates the development of land within La Jolla Shores.

In addition to the project supporting the policies of the LJCP outlined in finding A.1.c. above, the project supports the following Community Character Plan Recommendations (LJCP, pg. 76):

### 2. Community Character:

- a. The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures, preserving the following elements:

- 1) Bulk and scale – with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space;

Where the project proposes a two-story structure where an existing two-story structure exists and consistent in bulk and scale with existing residential development within the established neighborhood. The proposed structure includes building articulation with varying planes and articulating roof lines. The proposed contemporary building design incorporates a linear building design with articulating heights and façade treatments consistent with the design of existing homes within the established neighborhood. Building materials are complementary with those of existing homes to include a smooth Santa Barbara stucco finish with manufactured stone veneer, wood accent features and glass railings with metal frames. Additionally, the roof design is a horizontal linear flat roof design with integrated parapets and glass and metal railings for the roof top terrace.

- 2) Street landscape: with regard to size and shape or generalized type of planting materials;

Where the project proposes street landscaping that is consistent with the requirements of the City of San Diego landscape standards and guidelines of the LJCP.

- 3) Hardscapes – with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours;

Where the project proposes pavement types, patterns and colors that are consistent with the City of San Diego regulations for Permeable and Non-Permeable surfaces and consistent with the pavement within the established neighborhood.



- 4) Street fixtures – with regard to type, size and location (street light fixtures, benches, street signage);

The proposed project design does not include any street fixtures and the existing street light located at the southwest corner of the project site within the public right-of-way shall remain and be protected in place.

- 5) Site fixtures – with regard to height, type, material and location (fences, walls, retaining walls, curb cuts and driveways);

The proposed project design includes fencing materials and type that are consistent with the existing established neighborhood. The project includes a three-foot (3'-0") maximum height retaining wall with a glass railing for an approximate fence height of five-foot-six-inches (5'-6") to include a front access gate with glass panels and metal frame along the project frontage. Additionally, the project includes several retaining walls, an approximate nine-foot-tall retaining wall for the garage driveway entrance and an approximate five-foot tall, exposed wall at the rear (eastern) side of the exterior patio/pool area. The existing driveway shall remain and the proposed driveway pavement surface shall be permeable pavement. Materials and colors shall be consistent with the La Jolla Shores Planned District Ordinance purpose and intent design regulations.

- 6) Curbs, gutters and street pavements – with regard to types and materials; and

The existing curb and gutters shall remain and be protected in place.

- 7) Public physical and visual access as identified in Figure 9 and Appendix G.

The proposed project site does not provide physical access to the coast because it is located an approximate half mile east of the shore and east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP, as shown on Figure 9 (LJCP, pg. 35-36). Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use. The project would protect public views by conforming with the required Coastal Height Limit of thirty-feet (30'-0") per the Coastal Height Limit Overlay Zone (CHLOZ) and in conformance with the plumb line height, the overall height, Proposition D height as stipulated in SDMC section 113.0270, and Technical Bulletin BLDG-5-4 with a proposed structure height of twenty nine feet-eleven and three quarters inch (29'-11 3/4").

The proposed building materials include a Santa Barbara stucco finish combined with a stone or tile finish, wood accent façade elements, a metal building roof eave, tempered glass railings, and Class 'A' flat roof. The building design includes building articulation, proportioned fenestration, and a roofline variation consistent with the surrounding residential neighborhood. The materials and color schemes are consistent with those in the surrounding neighborhood and existing adjacent single-dwelling units. As such, the proposed bulk and scale will not be disruptive to adjacent homes near the project site.

- C. In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.

See response to 2.a above.

- e. In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

See response to 2.a. above.

The project also supports the City of San Diego General Plan's Housing Element Goal 2, Objective G: "repair and maintain the existing housing stock" (HE-66) by proposing to demolish an existing single dwelling unit built in 1965 and develop a new single dwelling unit which will be required to conform with current building code regulations. The project was reviewed for historical impacts to the parcel during the project review pursuant to SDMC Section 143.0212. The project site was determined to not be an individually designated resource and not located within a designated historic district. Furthermore, historic staff determined that no potentially significant historical resources exists on site, and the parcel will be exempt from further historical review for five (5) years from date of determination, September 11, 2024. There are no deviations being requested as a part of the proposed project. Therefore, proposed development will not adversely affect the applicable land use plan.

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

The project site is currently developed with a single dwelling unit, and the project, by proposing to demolish and increase the square footage of a single-dwelling unit residence, maintains the existing land use.

The project permit also contains specific requirements to ensure compliance with the regulations of the LDC, including those adopted to protect the public health, safety and welfare. Permit requirements include, but are not limited to:

1. Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
2. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements, including sidewalk underdrains, private walk / pavers and trees, landscaping and irrigation within the Prestwick Drive public right-of-way;
3. Maintenance of all landscape improvements; and
4. All private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code.

The proposed development will implement geotechnical recommendations and building construction standards, as they apply to the site stabilization including needed slope protection and site retaining walls, as well as building construction standards for building support in the geologic setting of the project site. Applicable standards will include conformance with the City of San Diego Storm Water Standards and Construction BMPs.

The proposed development will implement a Brush Management Plan to control the risk of fire from the undeveloped area at the easterly portion of the site. The proposed development will include fire sprinklers and building design features as required by the building codes and the City of San Diego to reduce and control the risks of fire.

The project complies with the LJCP recommendations for residential projects as described in the findings above, incorporated herein by reference. During and after construction, the project will be required to conform to the requirements of this permit, all applicable land development codes and building codes designed to protect the public health, safety, and welfare of the community, including but not limited to the California Building Code, California Fire Code, the City of San Diego stormwater regulations, and all applicable regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

As required by the La Jolla Shores Planned District Ordinance, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. The proposed project was found to be in conformance with the LJSPD

Ordinance, SDMC 1510.0301 General Design Regulations, and in general conformance with setbacks, bulk and scale as specified in SDMC Section 1510.0304 Single Family Development Zone Regulations.

SDMC Section 1510.0301 contains language which references the "character of the area and design principles", encourages "originality and diversity in architecture", identifies "building materials and color" as the most critical unifying elements, requires that "each building shall be sited and designed so as to protect public views from public rights-of-way", and SDMC Section 1510.0304 identifies the Single-Family Zone-Development Regulations. The proposed structure includes building articulation with varying planes and articulating roof lines. The proposed contemporary building design incorporates a linear building design with articulating heights and façade treatments consistent with the design of existing homes within the established neighborhood. Building materials are complementary with those of existing homes to include a smooth Santa Barbara stucco finish with manufactured stone veneer, wood accent features and glass railings with metal frames. Additionally, the roof design is a horizontal linear flat roof design with integrated parapets and glass and metal railings for the roof top terrace.

The materials and color schemes are consistent with those in the surrounding neighborhood and existing adjacent single-family dwelling units. The LJSPD Ordinance for Single Family Zone development does not identify established setbacks but requires building and structure setbacks be in general conformity with those of the vicinity. As Designed, the project will protect public views by conforming to setbacks which are consistent with the adjacent single dwelling units. Additionally, the project will conform with the coastal height limit with a structure height of twenty nine feet-eleven and three quarters inch (29'-11 3/4") which is below the thirty-foot (30'-0") height limit of the Coastal Height Limit Overlay Zone (CHLOZ). The maximum permitted lot coverage is sixty percent (60%) whereas the project proposes a lot coverage of seventeen percent (17%). No variances or deviations to any Land Development Code regulation are proposed. Therefore, the project complies with the General Design and Single-Family Zone Development Regulations as specified in the LJSPD Ordinance relating to Single-Family Zone development, and the proposed development complies with the applicable regulations of the Land Development Code.

**2. Supplemental Findings - Environmentally Sensitive Lands [SDMC 126.0505(b)]:**

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The proposed project required a geotechnical investigation and a geotechnical report that analyzed the impacts of the proposed project on the site and confirmed the physical suitability of the project design and location of the proposed improvements on the project site. The scope of the investigation consisted of field reconnaissance, subsurface exploration, laboratory testing, and engineering and geologic analysis of the obtained data.

Based on the report's findings, the proposed project was found to be "feasible from a geotechnical standpoint, provided the recommendations presented are adopted and incorporated into the project plans and specifications" (TerraPacific Consultants, Inc. pages 8 through 14). Some of the recommendations to be implemented include but are not limited to a deepened foundation system consisting of conventional continuous and spread footings for the main structure and a drilled pier/caissons and grade beam foundation system for the rear retaining wall, additional site retaining walls may use either conventional continuous and spread footings or drilled pier/caissons and grade beam foundation systems. Site drainage should be designed to direct surface water away from structures and onto an approved disposal area. Foundation design parameters and guidelines provided in the Geotechnical Report are "minimums" in keeping with current standards of practice. They do not preclude more restrictive criteria that the governing agency or structural engineer may require.

As previously stated in finding A.1.b. above, incorporated herein by reference. The proposed development is located on an existing lot that is characterized by a level previously developed area fronting the westerly boundary of the project site. The proposed development will result in minimal disturbance to ESL areas and will minimize stormwater runoff into ESL areas. The eastern portion of the site is sloped with an approximate 2:1 slope in terrain which descends in the easterly direction per the Geotechnical Report prepared by TerraPacific Consultants Inc., dated October 19, 2022. As a result, the project site meets the SDMC definition of Steep Hillside per SDMC section 113.0103 and is subject to the applicable ESL regulations. As previously stated, in finding A.1.c above, project impacts would be less than significant to ESL areas.

The proposed redevelopment is located within the general area of the existing single-dwelling unit, thereby avoiding a significant alteration to the existing development footprint and drainage of the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**b. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The proposed development is described in the findings above, incorporated herein by reference. In addition to the project implementing the recommendations from the geotechnical report as discussed in finding B.2.a, and site-specific requirements to ensure compliance with the regulations of the LDC and building codes designed to protect the public health, safety, and welfare, including but not limited to the California Building Code, California Fire Code, the City of San Diego stormwater regulations and Construction BMPs.

The geological setting for the project site is identified as Geologic Hazard Category 26 "Slide Prone Formation, Ardath: unfavorable geologic structure." Indications of deep-seated landslide movement were not identified during the site investigation and the recommendations in the geotechnical report address the applicable Geologic Hazard Category. The proposed development is located in the westerly portion of the site that is not in the identified steep slope area at the easterly portion of the site. The proposed development area is within the development area of the existing single-dwelling unit and the area does not show signs of deterioration due to geologic and erosional forces.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) does not identify a risk from flood hazards on any portion of this site. Site improvements would include an increase in permeable surfaces through the use of permeable pavement and directing drainage into landscaped areas which would reduce stormwater runoff during a peak rainstorm.

The building code and the City of San Diego standards have identified a risk of fire hazards due to the potential for growth of fuel in relatively undeveloped areas and the steep slope areas at the easterly portion of the site. The proposed development will include a Brush Management Plan, fire sprinklers within the building, and building design features that will result in a reduced risk from fire hazards.

The proposed development will have a less than significant impact to natural landforms since the hillside on the eastern half of the project site contains environmentally sensitive lands and the proposed redevelopment of the site will be primarily within the area of the existing single-dwelling unit. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed development is sited in the relatively level westerly portion of the site, which is the location of the existing to be demolished two-story single-family dwelling unit. By maintaining the proposed development in the approximate location of the existing development, the proposed development would minimize adverse impacts to the ESL areas located on the easterly portion of the project site.

As previously stated in finding A.1.b. above, incorporated herein by reference, the proposed development would result in a minimal disturbance to ESL areas and would minimize stormwater runoff into these areas. Additionally, by locating the proposed redevelopment footprint in the same areas as existing improvements the project would minimize impacts to the existing drainage pattern. The Biology Study identified that project impacts to ESL areas would be less than significant



and mitigation would not be required. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

Although the project site is subject to the City of San Diego's Multiple Species Conservation Program (MSCP), the project site does not contain areas of Multi-Habitat Planning Area (MHPA) and Vernal Pool Habitat Conservation Plan (VPHCP).

A Biology Report was prepared, reviewed and accepted by staff that addressed the potential biological impacts of the proposed development. The required biological resources investigation determined that the proposed project would be in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. This report considered the complete range of environmental impacts, including Sensitive Plants, Sensitive Wildlife, Regional Connectivity/Wildlife Movement Corridors, Vegetation Communities, Federal Migratory Bird Treaty Act, Wetlands & Jurisdictional Resources, and related matters. The comprehensive assessment found that no City of San Diego MSCP Subarea Plan narrow endemic plant species were detected or are expected to occur onsite based on a lack of detection and lack of suitable soils/vegetation respective of individual plant species.

The proposed project development, including impacts within BMZ 1, would not result in direct impacts to narrow endemic plant species. Project impacts would be less than significant. No habitat mitigation would be required and no mitigation measures are warranted.

A Torrey Pine was identified within the Project Site, as illustrated in the Biology Report, *Vegetation Communities Impact Map*. Torrey pine is one of the rarest pines in the United States located exclusively along the San Diego coast and Channel Islands (Santa Rosa and San Miguel) within coastal sage scrub. The proposed project development would result in a direct and permanent impact on 0.04 acres of Torrey Pine (Tier I). Impacts to the Torrey pine would be less than significant and not result in an adverse impact, as Biology Guidelines (City of San Diego 2018) state *"total upland impacts (Tiers I-IIIB) less than 0.10-acre are not considered significant and do not require mitigation."* Therefore, no mitigation would be required and project impacts would be less than significant, and the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project is not located near or adjacent to the sea or shoreline of any coastal body of water. The proposed development includes a Stormwater Quality Management Program, which includes elements for management and control of stormwater received at the site and which will be managed to avoid erosion of watershed elements downstream of the project site. The proposed development takes place entirely within private property and is within the area of the existing development. The project permit contains specific requirements to ensure compliance with the regulations of the LDC. Permit requirements include, but are not limited to:

1. Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
2. Entering into an EMRA for all private improvements, including sidewalk underdrains, private walk / pavers and trees, landscaping and irrigation within the Prestwick Drive public right-of-way; and;
3. Maintenance of all landscape improvements; and
4. All private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code.

Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The proposed development as described in the findings above, incorporated herein by reference, would be less than significant and mitigation measures are not warranted.

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 these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3190142 and Site Development Permit No. PMT-3190143 are hereby GRANTED by the Hearing Officer to the referenced Owner and Permittee, in the form, exhibits,

## ATTACHMENT 6

terms and conditions as set forth in Permit No. PMT-3190142 and PMT-3190143, a copy of which is attached hereto and made a part hereof.

---

Martin R. Mendez  
Development Project Manager  
Development Services

Adopted on: October 15, 2025

IO#: 24009412

DRAFT

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE,  
MAIL STATION DSD-1A

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION DSD-1A**

INTERNAL ORDER NUMBER: 24009412

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT PMT-3190142  
SITE DEVELOPMENT PERMIT PMT-3190143  
**8283 PRESTWICK PROJECT NO. PRJ-1074569**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3190142 and Site Development Permit No. PMT-3190143 is granted by the Hearing Officer of the City of San Diego to 8283 PRESTWICK, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702 and section 126.0502. The 0.58-acre site is located at 8283 Prestwick Drive in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, Complete Communities Mobility Choices Mobility Zone 4, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, and the Airport Land Use Compatibility Plan Airport Influence Area for MCAS Miramar (Review Area 2) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The project site is legally described as: LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish an existing two-story, single dwelling unit and construction of a two-story single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 15, 2025, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing two-story single dwelling unit;
- b. Construction of a two-story 12,577-square-foot single dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen;

- c. Landscaping improvements to include planting, irrigation and landscape-related improvements, including ornamental planting at front, side and rear yards in the immediate area of the proposed dwelling unit;
- d. Off-street parking;
- e. Public and private accessory improvements shall include:
  - i. The removal of an existing sixteen-foot (16'-0") driveway and replacement with a twelve-foot (12'-0") driveway fronting the project site along Prestwick Drive and extending to the south side of the building per City of San Diego standards.
  - ii. The construction of approximately 445 linear feet of retaining walls.
  - iii. Associated site improvements and hardscape.
- f. A Public Service Easement Vacation (Easement Vacation No. PMT-3333357) for an existing 10-foot-wide easement located along the southern property line for a utility line that has been abandoned and is no longer in use; and
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 29, 2028.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding, and if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Owner/Permittee shall pay all of the costs

related thereto, including, without limitation, reasonable attorney's fees and costs. In the event of a disagreement between the City and the Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by the Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the closure of existing driveway and construct a new twelve-foot (12'-0") driveway per current City Standards, adjacent to the site on Prestwick Drive.

13. Prior to the issuance of any building permit, the Owner/Permittee shall relocate the existing mailbox out of the public right-of-way on Prestwick Drive to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) from the City Engineer for the sidewalk underdrains, private walk/pavers and trees, landscaping and irrigation within the Prestwick Drive public right-of-way.

15. Prior to the issuance of any building permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

16. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

17. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.



18. In the event that a "Foundation Only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

21. Prior to the issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

22. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC section 142.0412(f), 142.0412(i), and 142.0412(j). Zone One shall range from 32 feet to 40 feet in width with a corresponding Zone Two of 57.5 feet to 67 feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A."

23. Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as an alternative compliance for the reduced brush management zones.

24. Within Brush Management Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

25. Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

26. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

27. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement in favor of the City of San Diego which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources outside the MHPA and Steep Hillside, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

**WATER AND SEWER REQUIREMENTS:**

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service outside of any driveway or drive aisle and the abandonment of any existing unused water services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

32. Prior to the issuance of any building permit Owner/Permittee shall installed of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

33. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

34. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

35. Owner/Permittee will be required to record the easement vacation in a manner satisfactory to the Public Utilities Department and the City Engineer.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 15, 2025, and Approved Resolution Number \_\_\_\_\_.

Coastal Development Permit No. PMT-3190142

Site Development Permit No. PMT-3190143

Project No. PRJ-1074569

Date of Approval: October 15, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Martin R. Mendez  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**8283 Prestwick, LLC, A California Limited  
Liability Company**  
Owner/Permittee

By \_\_\_\_\_  
Anthony Dubreville  
Manager

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

RESOLUTION NUMBER \_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION VACATING A PUBLIC SERVICE EASEMENT,  
EASEMENT VACATION NO. PMT-3333357  
FOR THE 8283 PRESTWICK DRIVE PROJECT – PROJECT NO. PRJ-1074569

WHEREAS, San Diego Municipal Code (SDMC) Section 125.1010(a) provides a procedure for the vacation of a public service easement by City staff designated by the City Manager pursuant to SDMC Section 111.0205; and

WHEREAS, 8283 PRESTWICK LLC, a California Limited Liability Company, Owner/Permittee, filed an application to vacate a Public Service Easement, located at 8283 Prestwick Drive in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, Complete Communities Mobility Choices Mobility Zone 4, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, and the Airport Land Use Compatibility Plan Airport Influence Area for MCAS Miramar (Review Area 2) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP); and

WHEREAS, the said Public Service Easement is specifically described and illustrated in the attached Exhibits 'A' and 'B', respectively, in the City of San Diego, County of San Diego, State of California.

WHEREAS, it is proposed that a ten-foot-wide Public Service Easement No. PMT-3333357 be vacated; and

WHEREAS, on March 25, 2025, 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 Guidelines Section 15302 (Replacement or Reconstruction); and there was no appeal made of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and NOW, THEREFORE,

WHEREAS, the matter was set for public hearing on October 15, 2025, testimony having been heard, evidence having been submitted, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Easement Vacation No. Public Service Easement Vacation No. PMT-3333357:

A. Findings for Public Service Easement and Other Easement Vacations [San Diego Municipal Code (SDMC) Section 125.1040]:

1. A public service easement or other easement may be vacated only if the decision maker makes the following findings:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The easement was originally recorded for a water utility line located within the ten-foot-wide portion of the easement along the southern property line and going east to west. The water line for which the easement was originally acquired has been abandoned and is no longer in use, so the easement is no longer required. The 10-foot-wide portion of the existing easement located along the southern property line is currently within private property at 8283 Prestwick Drive, and there is no present or prospective public use for the easement.

The easement is no longer required, and the public improvements anticipated when the easement was originally acquired are no longer needed. Therefore, the easement may be vacated with a process two decision in accordance with SDMC Section 125.1030(b) where there are no public

facilities located within the easement and as such there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. Redevelopment of the property is currently being proposed to include the construction of various onsite improvements, including the demolition of an existing single-dwelling unit and replacement with a new single-dwelling unit, landscaping, drainage facilities and associated site improvements. Removal of the existing easement will allow the construction of the proposed improvements and will maximize the utilization of the project site. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The public will benefit from the public service easement vacation because the vacation will eliminate unnecessary and unproductive encumbrances on the subject property. Removal of the existing easement will allow the construction of improvements associated with the demolition of the existing single-dwelling unit and redevelopment with a new single-dwelling unit, thus improving the housing stock by replacing an older single-dwelling unit with a new construction single-dwelling unit. The proposed dwelling unit will be designed to current building code standards including the current California Green Building Code thus supporting the City's Climate Action Plan by implementing zero emissions technologies and the use of high efficiency appliances, heating and cooling systems paired with energy efficient building materials and technologies such as energy efficient windows, building insulation, solar reflective roofing materials, energy efficient lighting and renewable energy systems. The land made available by the vacation will improve the development of the Project site by allowing development consistent with the La Jolla Shores Plan District ordinance regulations and the La Jolla Community Plan Residential – Very Low Density (0-5 Dwelling Units per acre [DU/AC]) land use designation. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

(c) The vacation is consistent with any applicable land use plan.

The La Jolla Shores Planned District Ordinance identifies the site as Single – Family (SF) zoning, designated for development of a single-family residence. The La Jolla Community Plan Residential – Very Low Density (0-5 Dwelling Units per acre [DU/AC]) land use designation, this density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The vacation of the easement is consistent with the goals and policies of the General Plan and the La Jolla Community Plan (LJCP) in that the vacation would allow the development of the project site consistent with the residential land use designation of the General Plan, the LJCP Residential land use designation and the La Jolla Shores Planned District Ordinance Single-Family zoning designation. The proposed project would be for the demolition and replacement of a single-dwelling unit thus maintaining the density and residential use of the project site. The easement vacation would remove an existing encumbrance from the project site and allow for maximized utilization of the project site consistent with the applicable land use and zoning designations. Therefore, the vacations would be consistent with and not adversely affect any applicable land use plans.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The ten-foot-wide portion of the existing easement located along the southern property line is currently within private property, and there is no present or prospective public use for the easement. The water line for which the easement was originally acquired has been abandoned and is no longer in use; therefore, the easement is no longer required. Redevelopment of the property is currently being proposed to include the construction of a new single-dwelling unit and associated site improvements. Removal of the existing easement will allow for maximized utilization of the project site for the proposed project. Therefore, the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the Public Service easement located at 8283 Prestwick Drive in connection with Coastal Development Permit No. PMT-3190142 and Site Development Permit No. PMT-3190143, as more particularly described in the attached Exhibit "A," and illustrated on Drawing No. DWG-102170 - B, attached as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

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Martin R. Mendez  
Development Project Manager  
Development Services

Adopted on: October 15, 2025

IO No.: 24009412





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 25, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009412

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**PROJECT NAME / NUMBER:** 8283 Prestwick / PRJ-1074569**COMMUNITY PLAN AREA:** La Jolla Community Plan**COUNCIL DISTRICT:** 1**LOCATION:** 8283 Prestwick Drive, San Diego, CA 92037

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP), Site Development Permit (SDP) and a Public Utility Easement Vacation for the demolition of an existing 5,128-square-foot two-story single family dwelling unit, construction of a two-story 12,577-square-foot single dwelling unit with an attached garage, a basement level and a rooftop terrace with an outdoor kitchen and an easement vacation of an existing vacant public utility easement along the southern boundary of the project site. The 0.58-acre project site is located at 8283 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, Airport Air Influence Area (AIA) Review Area 2 for MCAS Miramar, Coastal (Non-Appealable) Overlay Zone, and Coastal Height Limit Overlay Zone (CHLOZ) of the La Jolla Community Plan. Council District 1. (LEGAL DESCRIPTION: Lot 36 of Prestwick Estates Unit No. 1, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 4392, Filed in the Office of the County Recorder of San Diego County, November 13, 1959. APN 346-212-0100).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). Section 15302 allows for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the

structure replaced. Since the project will be the demolition of an existing single-family residence and the construction of a new single-family residence on the same site, the exemption was deemed appropriate. None of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Martin Mendez  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** 619-446-5309 / [mrmendez@sandiego.gov](mailto:mrmendez@sandiego.gov)

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On March 25, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00 pm ten (10) business days from the date of the posting of this Notice (April 9, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00 am to 5:00 pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** 3/25/2025

**REMOVED:** 4/9/2025

**POSTED BY:** Leilani Phillips

|                                                                                   |                                                                                                                                                                                  |                                                              |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
|  | <p><b>City of San Diego<br/>Development Services</b><br/>1222 First Ave., MS 302<br/>San Diego, CA 92101<br/>(619) 446-5000</p> <p><b>Ownership Disclosure<br/>Statement</b></p> | <p><b>FORM</b><br/><b>DS-318</b><br/><b>October 2017</b></p> |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|

**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title:** \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No



ATTACHMENT TO  
BA20240495247



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**STATEMENT OF INFORMATION**  
**LIMITED LIABILITY COMPANY**

California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 657-5448

For Office Use Only

**-FILED-**

File No.: BA20240495247

Date Filed: 3/14/2024

B2584-8578 03/14/2024 4:09 PM Received by California Secretary of State

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Entity Details                                                                                                                                                                                                                                                                                                  |                                                          |
| Limited Liability Company Name                                                                                                                                                                                                                                                                                  | 8283 Prestwick LLC                                       |
| Entity No.                                                                                                                                                                                                                                                                                                      | 202250811843                                             |
| Formed In                                                                                                                                                                                                                                                                                                       | CALIFORNIA                                               |
| Street Address of Principal Office of LLC                                                                                                                                                                                                                                                                       |                                                          |
| Principal Address                                                                                                                                                                                                                                                                                               | 18770 OLD COACH WAY<br>POWAY, CA 92064                   |
| Mailing Address of LLC                                                                                                                                                                                                                                                                                          |                                                          |
| Mailing Address                                                                                                                                                                                                                                                                                                 | 18770 OLD COACH WAY<br>POWAY, CA 92064                   |
| Attention                                                                                                                                                                                                                                                                                                       |                                                          |
| Street Address of California Office of LLC                                                                                                                                                                                                                                                                      |                                                          |
| Street Address of California Office                                                                                                                                                                                                                                                                             | None                                                     |
| Manager(s) or Member(s)                                                                                                                                                                                                                                                                                         |                                                          |
| Manager or Member Name                                                                                                                                                                                                                                                                                          | Manager or Member Address                                |
| Anthony Dubreville                                                                                                                                                                                                                                                                                              | 18770 OLD COACH WAY<br>POWAY, CA 92064                   |
| Todd M McCormick                                                                                                                                                                                                                                                                                                | 1205 N PORTER PLACE<br>GILBERT, AZ 85234                 |
| Agent for Service of Process                                                                                                                                                                                                                                                                                    |                                                          |
| Agent Name                                                                                                                                                                                                                                                                                                      | Anthony Dubreville                                       |
| Agent Address                                                                                                                                                                                                                                                                                                   | 18770 OLD COACH WAY<br>POWAY, CA 92064                   |
| Type of Business                                                                                                                                                                                                                                                                                                |                                                          |
| Type of Business                                                                                                                                                                                                                                                                                                | Real Estate                                              |
| Email Notifications                                                                                                                                                                                                                                                                                             |                                                          |
| Opt-in Email Notifications                                                                                                                                                                                                                                                                                      | Yes, I opt-in to receive entity notifications via email. |
| Chief Executive Officer (CEO)                                                                                                                                                                                                                                                                                   |                                                          |
| CEO Name                                                                                                                                                                                                                                                                                                        | CEO Address                                              |
| None Entered                                                                                                                                                                                                                                                                                                    |                                                          |
| Labor Judgment                                                                                                                                                                                                                                                                                                  |                                                          |
| No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code. |                                                          |

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

*Anthony Dubreville*

Signature

*03/14/2024*

Date