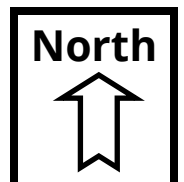


## Project Location

8303 La Jolla Shores Drive  
Project No. PRJ-1085883

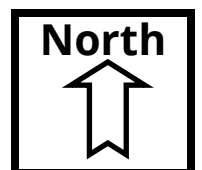




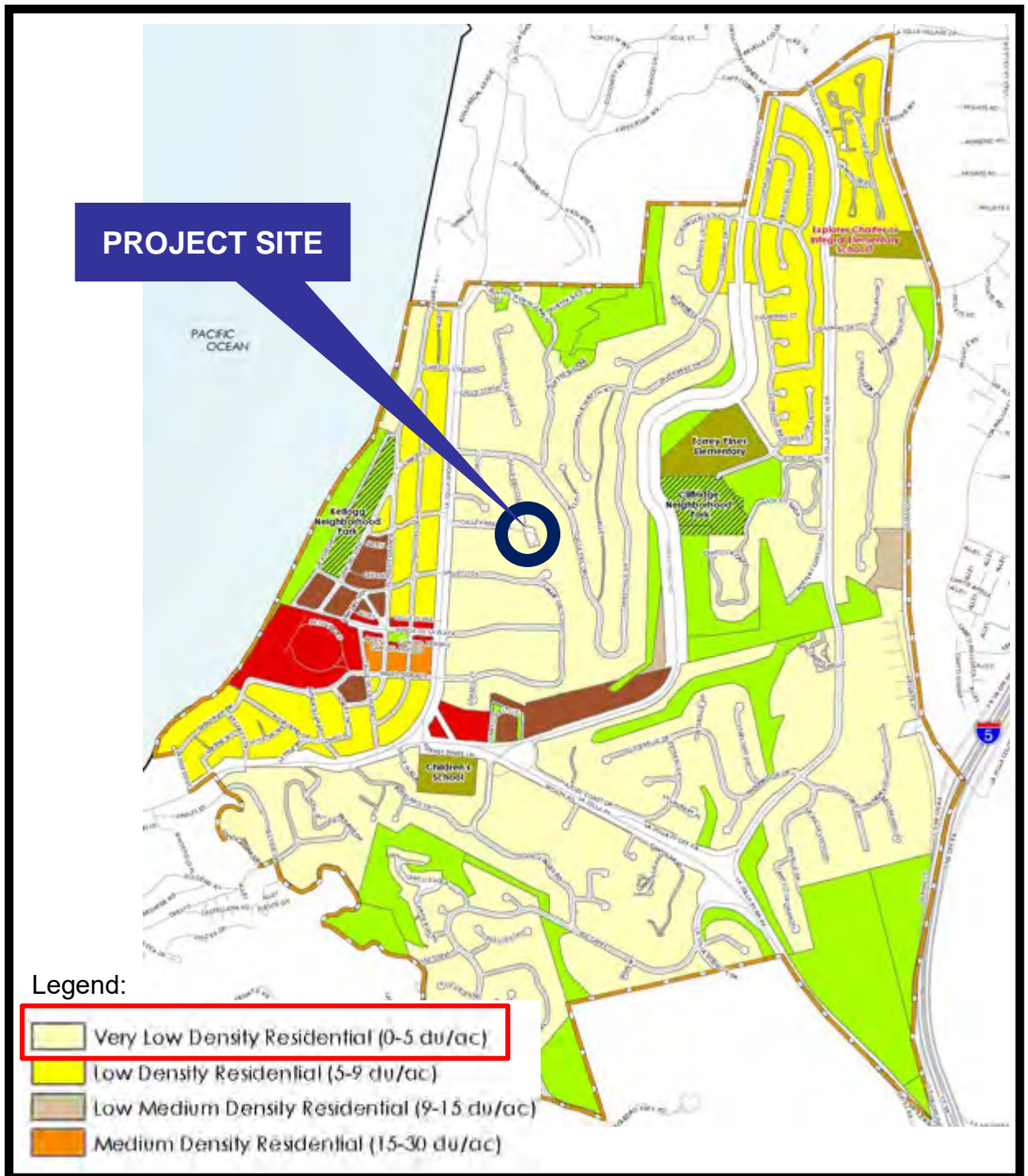


## Aerial Photo

8303 La Jolla Shores Drive  
Project No. PRJ-1085883







**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009517

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 3213964  
SITE DEVELOPMENT PERMIT NO. 3213965  
**8303 LA JOLLA SHORES DRIVE - PROJECT NO. PRJ-1085883**  
PLANNING COMMISSION

This Coastal Development Permit No. 3213964 and Site Development Permit No. 3213965 is granted by the Planning Commission of the City of San Diego to CIELO MAR LA JOLLA, LIMITED LIABILITY COMPANY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707(a) and 1510.0201(d). The 4.45-acre site is located at 8303 La Jolla Shores Drive in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal Overlay Zone (Non-Appealable Area 2), and Coastal Height Limit Overlay Zone, within the La Jolla Community Plan. The project site is legally described as (APN: 346-250-08-00, 346-250-09-00 AND 346-250-10-00) Parcels 1, 2 AND 3 of Parcel Map No. 14620, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, January 8, 1987, as File No. 87-007322 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to demolish an existing 5,958-square-foot single dwelling unit, consolidate three parcels into a single lot totaling 4.45 acres for subdivision into six lots with common access to Calle Del Cielo, and construct six single-dwelling units ranging from 11,729 square feet to 16,270 square feet with a garage and pool/spa facilities described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2025, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single dwelling unit (SDU) with an attached garage;
- b. A Tentative Map to consolidate three parcels into a single lot totaling 194,277 square feet (4.45 acres) for subdivision into six numbered residential lots and one lettered lot designated as a private access road to the public right-of-way (ROW);
  1. Lot 1: 0.77 acres (33,717 sq. ft.)
  2. Lot 2: 0.47 acres (20,737 sq. ft.)
  3. Lot 3: 0.72 acres (31,495 sq. ft.)

4. Lot 4: 0.69 acres (30,241 sq. ft.)
  5. Lot 5: 0.63 acres (27,645 sq. ft.)
  6. Lot 6: 0.59 acres (25,935 sq. ft.)
  7. Lot A: 0.56 acres (24,251 sq. ft.)
- c. Construction of one SDU with garage and pool/spa facilities at each numbered lot;
1. Lot 1: Two-story, 12,638-square-foot SDU, including an attached three-car garage, covered patio, open trellis outdoor dining, a detached gym/pool house, and second-floor green roof terraces. (9,711 S.F. habitable space)
  2. Lot 2: Two-story, 12,495-square-foot SDU, including a basement level three-car garage, storage, gym, game room, and covered patio; main-floor terrace; second-floor covered balcony. (10,300 S.F. habitable space)
  3. Lot 3: Two-story, 16,270-square-foot SDU, including basement level golf-cart storage and batting cage, an attached three-car garage, outdoor dining, and a second-floor partly covered patio. (9,243 S.F. habitable space)
  4. Lot 4: Two-story, 11,729-square-foot SDU, including a detached office space and detached three-car garage. (10,504 S.F. habitable space)
  5. Lot 5: Two-story, 14,118-square-foot SDU, including a detached gym, outdoor dining, workshop/office and game room at ground level; an attached three-car garage, and partly covered patios at the main level. (9,287 S.F. habitable space)
  6. Lot 6: Two-story, 14,498-square-foot SDU, including an attached three-car garage, and a detached 1,255-square-foot accessory dwelling unit with an attached three-car garage and vehicular access to Calle Frescota. (11,935 S.F. habitable space)
- d. Construction of a private street on lot A providing vehicular access to Calle Del Cielo;
- e. Landscaping (planting, irrigation and landscape-related improvements); and
- f. 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 December 18, 2028.

2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

9. 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 the 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 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.

10. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed (NTP) for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Designee shall verify the following project requirements regarding the Crotch's bumble bee are shown on the construction permit:

- a. To avoid impacts on Crotch's bumblebee, removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 and August 31. If the removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-activity (defined as any habitat disturbance) survey no more than 3 days prior to the initiation of construction activities to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.
- b. A Qualified Biologist must demonstrate the following qualifications: at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly [*Euphydryas editha quino*]) and have completed a Crotch's bumblebee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.
- c. The pre-activity survey shall consist of photographic surveys following the survey guidelines of the California Department of Fish & Wildlife (CDFW) 2023. The surveys shall consist of passive methods unless a Memorandum of Understanding (MOU) is obtained.

- d. If additional activities (e.g., capture or handling) are deemed necessary to identify bumble bees of an unknown species that may be Crotch's bumble bee, then the Qualified Biologist shall obtain the required authorization via an MOU or Scientific Collecting Permit (SCP) pursuant to the survey guidelines (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- e. If pre-activity surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days, indicating dispersal from the area). Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law, California Fish & Game Commission (CFGF) section 86, 2062, 2067, 2068, 2080, 2085; California Code Regulations, Title 14, section 786.9 under the California Endangered Species Act (CESA).
- f. Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Data Base (CNDDDB) in accordance with the MOU with CDFW, or SCP requirements, as applicable.

**ENGINEERING REQUIREMENTS:**

- 12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb and gutter per current City Standards adjacent to the site on Calle Del Cielo, to the satisfaction of the City Engineer.
- 13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of the sidewalk per current City Standards adjacent to the site on Calle Del Cielo, in a manner satisfactory to the City Engineer.
- 14. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the landscape, irrigation and curb outlet located within the City's ROW, to the satisfaction of the City Engineer.
- 15. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Storm Water Management Device Maintenance Agreement detailing the ongoing maintenance of permanent Best Management Practices (BMP), to the satisfaction of the City Engineer.
- 16. The development of this project shall comply with all the storm water construction requirements of the State Construction General Permit Order No. 2022-0057-DWQ. In accordance with Order No. 2022-0057-DWQ or subsequent order, a Risk Level Determination shall be calculated for the site, and a Storm water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.



17. Prior to the issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section 11.C of Order No. 2022-0057-DWQ and a copy shall be submitted to the City.
18. The development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.
19. The drainage system proposed for this development is private and subject to approval by the City Engineer.
20. Prior to the issuance of any construction permits, the applicant shall submit a Technical Report based on the stormwater standards in effect at the time of the construction permit issuance. The report will be subject to final review and approval by the City Engineer.
21. Prior to the issuance of any construction permits, the applicant shall ensure that no dry weather flows are discharged to the receiving storm conveyance system in accordance with Areas of Special Biological Significance (ASBS) requirements.
22. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction BMP necessary to comply with the Grading Regulations of SDMC Chapter 14, Article 2, Division 1, into the construction plans or specifications, to the satisfaction of the City Engineer.
23. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall comply with the requirements of the SDMC, to the satisfaction of the City Engineer.
24. Prior to the issuance of a Grading Permit, the applicant shall enter into an agreement to indemnify, protect, and hold harmless the City, its officials, and employees from any and all claims, demands, causes of action, liability, or loss arising from or related to flood waters.

**LANDSCAPE REQUIREMENTS:**

25. Prior to the issuance of any construction permits 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, Stormwater 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.
26. Prior to the issuance of any construction permits for public improvements, the Owner/Permittee shall submit complete landscape construction documents for ROW improvements to the Development Services Department for approval. Improvement plans shall show, label, and

dimension a 40-square-foot area around each tree that is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. Prior to the issuance of any construction permits for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)(6).

28. 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.'

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, 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.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents 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.

31. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access, whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

**PLANNING/DESIGN REQUIREMENTS:**

32. 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.

33. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC Section 142.1301 et seq.).

34. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

35. 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.

**TRANSPORTATION REQUIREMENTS**

36. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall comply with the 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.

37. Prior to issuance of the first building permit, the Owner/Permittee shall remove a portion of an existing wall on the northern portion of Lot 6 and assure by permit and bond the construction of a 5-foot-wide contiguous sidewalk to connect with the existing sidewalk on the west side of Calle Del Cielo, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to the first occupancy.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

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

39. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private backflow prevention device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the ROW.

40. 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.

41. 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.

42. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
43. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity, then the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.
44. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.
45. The project will be required to record private sewer easements for cross-lot private sewer lateral from one lot to another.
46. The project will be required to record a private water easement for cross-lot private water service from one lot to another.
47. The Owner/Permittee shall grant adequate sewer and water easements satisfactory to the Public Utilities Department and the City Engineer.
48. The Owner/Permittee shall process EMRAs for all acceptable encroachments into the sewer and water easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

**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 Planning Commission of the City of San Diego on December 4, 2025, and  
[Approved Resolution Number].



## ATTACHMENT 4

Coastal Development Permit No: 3213964

Site Development Permit No: 3213965

Date of Approval: December 4, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Veronica Davison  
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.

**CIELO MAR LA JOLLA, LLC**  
Owner/Permittee

By \_\_\_\_\_  
SCOTT SINNETT

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

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 3213964  
SITE DEVELOPMENT PERMIT NO. 3213965

**8303 LA JOLLA SHORES - PROJECT NO. PRJ-1085883**

WHEREAS, CIELO MAR LA JOLLA, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 5,958-square-foot single dwelling unit, consolidate three parcels into a single lot totaling 4.45 acres for subdivision into six lots with common access via a proposed private street to Calle Del Cielo, and construct six single-dwelling units ranging from 11,729 square feet to 16,270 square feet with a garage and pool/spa facilities plus an accessory dwelling unit on Lot 6 only (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 3213964 and Site Development Permit No. 3213965, on portions of a 4.45-acre site;

WHEREAS, the project site is located at 8303 La Jolla Shores Drive in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal Overlay Zone (Non-Appealable Area 2), and Coastal Height Limit Overlay Zone, within the La Jolla Community Plan;

WHEREAS, the project site is legally described as (APN: 346-250-08-00, 346-250-09-00 AND 346-250-10-00) Parcels 1, 2 AND 3 of Parcel Map No. 14620, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, January 8, 1987, as File No. 87-007322 of Official Records;

WHEREAS, on December 4, 2025, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 3213964 and Site Development Permit No. 3213965 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 3213964 and Site Development Permit No. 3213965:

**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 site is approximately ½ miles east of the Pacific Ocean and is not between the nearest public road and the sea or the shoreline of any body of water. The La Jolla Community Plan and Local Coastal Program land use plan (Community Plan) does not designate the project site as a physical accessway, view corridor, viewshed, or scenic overlook, per [Fig. 9 of the Community Plan](#). The proposed development will be sited completely on private property, with no encroachment or impacts to public access.

While there are no designated public views across or adjacent to the site, the Project will conform to the 30-foot maximum structure height allowed in the Coastal Height Limitation Overlay Zone per [SDMC Section 132.0505](#) and in accordance with Proposition “D” measurement procedures. The building height for the new dwelling units does not exceed the 30-foot maximum, proposing a range between 25.5 and 29.75 feet.

Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan. The proposed project 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 project site is located within an urbanized area that was previously developed and contains non-native vegetation. City staff reviewed and accepted a Biological Technical Report prepared by Busby Biological Services, dated May 25, 2025, which concluded that the proposed development would not significantly impact sensitive biological resources. In addition, a focused survey did not detect Crotch’s Bumblebee individuals within or adjacent to the project site. The project is conditioned to include

in the construction plans specific avoidance measures to monitor and maintain no-work buffers should Crotch's Bumblebees be found on-site.

The project site does not contain any sensitive riparian habitats, other identified sensitive biological resources, sensitive coastal bluffs, or special flood hazard areas. Further, the project site is not located within or adjacent to the Multi-Habitat Planning Area designated lands. Therefore, the proposed coastal development will not adversely affect 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 proposed development includes the consolidation of three parcels for subdivision into six residential lots with a common access via a proposed private street to the public right-of-way, demolition of an existing 5,958-square-foot single-dwelling unit (SDU) with an attached garage and construction of six SDUs ranging in Gross Floor area between 8,870 square feet and 14,332 square feet with garage, pool/spa facilities, covered patios and landscape improvements at each new lot plus an accessory dwelling unit (ADU) on Lot 6 only.

The existing structure is more than 45 years old and requires an evaluation of its historical significance. City staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The La Jolla Shores Planned District Ordinance requires all buildings and setbacks to be in general conformity with those in the vicinity. The Applicant has provided a survey containing lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows the following ranges: lot area between 0.25 and 1.12 acres; front setback between 3 and 115.5 feet; side setbacks between 3 and 45.9 feet; and rear setback between 3.7 and 143.7 feet. The proposed subdivision will result in six residential lots ranging in area between 0.47 and 0.77 acres. The project proposes the following setback ranges: Front Yard between 8 and 76.75 feet, Side Yards between 5 and 89.83 feet, and Rear Yard between 15.5 and 57 feet, all of which are consistent with the survey.

PROPOSED DEVELOPMENT							
LOT		BUILDING	COVERAGE	SETBACKS			
#	Area SF (Acres)	Gross Area (Total Area)	Max 0.60	Front	Side	Side	Rear
1	33,717 SF (0.77 AC)	8,870 SF (12,638)	0.25	59'-10"	6'-8"	20'-5"	29'-6"
2	20,737 SF (0.47 AC)	9,068 SF (12,495)	0.26	76'-9"	10'-10"	22'-6"	24'-5"



## ATTACHMENT 5

3	31,495 SF (0.72 AC)	14,332 SF (16,270)	0.35	51'-7"	28'-0" 10'-0"	89'-10"	15'-6"
4	30,241 SF (0.69 AC)	11,457 SF (11,729)	0.44	10'-0"	8'-1" 9'-5"	5'-0"	27'-5"
5	27,645 SF (0.63 AC)	12,612 SF (14,118)	0.34	8'-0"	8'-1"	5'-0"	16'-9"
6	25,935 SF (0.59 AC)	13,264 SF (14,498)	0.42	10'-0"	10'-1"	12'-7"	57'-0"

The proposed development includes the construction of one SDU at each lot with pool/spa facilities and landscape-related improvements:

Lot	Level	Habitable	Height	Description
1	Ground	369 SF	28'-6"	Two-story SDU, attached 3-car garage, covered patio, open trellis outdoor dining, detached gym/pool house, and second-floor green roof terraces.
	1	5,243 SF		
	2	4,099 SF		
	Total	9,711 SF		
2	Basement	3,028 SF	28'-7"	Two-story SDU, basement level 3-car garage, storage, gym, game room, and covered patio; main floor terrace; second floor covered balcony.
	1	3,598 SF		
	2	3,675 SF		
	Total	10,300 SF		
3	Basement		29'-3"	Two-story SDU, basement level golf-cart storage and batting cage; attached 3-car garage; outdoor dining; second floor partly covered patio.
	1	5,166 SF		
	2	4,077 SF		
	Total	9,243 SF		
4	1	6,576 SF	25'-6"	Two-story SDU, detached office space and detached 3-car garage.
	2	3,929 SF		
	Total	10,504 SF		
5	1	3,811 SF	29'-2"	Two-story SDU, detached gym, outdoor dining, workshop/office and game room at ground level; attached 3-car garage and partly covered patios at the main level.
	2	3,075 SF		
	Total	9,287 SF		
6	ADU	1,255 SF	29'-9"	Two-story SDU, attached 3-car garage, lower-level game room and covered patio. Detached ADU with 4-car garage and vehicular access from Calle Frescota.
	1	5,278 SF		
	2	11,935 SF		

[The Community Plan policies](#) include maintaining the neighborhood's residential character by conforming to density regulations and promoting development that is compatible with the existing residential scale.

- [Residential Densities](#). The Community Plan designates the site for [very low-density residential uses](#) (zero to five dwelling units per acre). This density range is characterized by large estate homes built on 10,000 to 40,000-

square-foot parcels. The proposed subdivision provides six legal lots that range between 20,737 and 33,717 square feet with one SDU per lot, therefore conforming to the prescribed density. The project also complies with the single-family zone development regulations in SDMC Section 1510.0304 by not exceeding the average dwelling unit density within 300 feet of the project site. The survey shows an average density of 2; the proposed development does not exceed 2 dwelling units per acre. The proposed ADU at Lot 6 does not contribute to density calculations, pursuant to SDMC Section 141.0302(b)(2)(B), which states "ADUs and JADUs are not subject to the density limitations for the premises." This language was certified under O-21254 and is applicable within the Coastal Overlay Zone (certified as of September 7, 2022, as part of the 2019 Housing Legislation Code Update). Please note that the most recently City-wide adopted ADU regulations (under O-21989, the 2025 Amendment to the ADU and JADU Regulations) removed this language but are pending certification by the California Coastal Commission.

- Community Character. The project site is surrounded by one- and two-story single dwelling units with site amenities including tennis courts and swimming pools. The Community Plan recommendations for community character promote visual harmony with the surrounding neighborhood by encouraging design elements that create visual relief through features such as off-setting planes, building articulation, roofline treatments, diverse hardscape materials and setback variations. The General Plan Urban Design Element encourages the provision of architectural features that establish and define a building's appeal, and the use of materials and finishes that reinforce a sense of quality and permanence. The proposed project is consistent with these recommendations through the use of massing and articulation styles that are varied and include low-sloped and flat/parapet roofs. The proposed development minimizes bulk at the front façade by maximizing front setbacks and building mass articulation. Common building design features consist of modern, clean lines, massing step-backs, roofline variation, and changes in building materials, which include white and natural earth colors, wood siding, and stone. Each site has been designed utilizing the natural terrain for landscape areas, including terraced planting and water features that are unique to each lot.

Lot 1: The proposed design includes flat roofs and awnings, providing outdoor spaces with points of interest, including stepped planting areas and water features. Natural finishes include white stucco, natural stone veneer, wood trim and awnings, and a heavy timber trellis.

Lot 2: The site design incorporates terraced garden areas with low walls and a water feature. The building design consists of a white exterior with clean-edged vertical massing, including a flat roof and stepped facades. Exterior finishes include white stucco walls, white stone tile floors, and black metal trim.

Lot 3: The building design includes low-sloping roofs, covered patio areas, and large, segmented windows. Exterior finishes include a white standing seam metal roof, white stucco walls, white stone tile floors, and black metal trim.

Lot 4: The building design consists of low-profile horizontal massing with flat roofs. It provides roof cutouts for indoor-outdoor areas and light-filtering breaks. Exterior finishes include white stucco walls and green grass roofs.

Lot 5: The building design features a low-profile front façade with flat roofs and awnings. The rear of the lot includes terraced landscape areas and water features. Natural finishes include white stucco, natural stone veneer, and wood trim and awnings.

Lot 6: The building design involves flat roofs and awnings, material blocking, and a connecting bridge. Exterior finishes include white stucco, wood siding, and matte black metal for the bridge.

In addition to design elements and finish materials that complement the character of the vicinity, the project will observe setbacks to all property lines consistent with other properties within the neighborhood and maximum structure height limitations, thereby providing a harmonious transition between old and new development.

The project was designed to comply with all the development standards required by the underlying LJSPD-SF zone, including density, building setbacks, floor area ratio, lot coverage, and the 30-foot maximum structure height allowed in the Coastal Height Limitation Overlay Zone. No deviations or variances are required. Therefore, the proposed project 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 project site is located approximately ½ mile east of the Pacific Ocean and is not between the nearest public road and the sea or the shoreline of any body of water. In addition, the project site is not located near any existing or proposed physical accessway that is utilized by the public, nor is it within or adjacent to any public vantage points, as identified in the community plan. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]****1. Findings for all Site Development Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

As set forth in Finding A.1.a and Finding A.1.c above, which are herein incorporated by reference, the proposed development conforms to the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. Therefore, the 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 will consolidate three parcels into a single 4.45-acre site for its subdivision into six lots with common access via a proposed private street from Calle Del Cielo. The proposed development includes six SDUs with garages, pool/spa facilities, covered patios and landscape improvements at each new lot, plus an accessory dwelling unit on Lot 6 only. The project site is located within an urbanized area and has been reviewed for compliance with the City of San Diego's codes, policies, and regulations, with the primary focus of protecting the public's health, safety and welfare.

Stormwater impacts from the project will be mitigated through the implementation of a Stormwater Management Device Maintenance Agreement detailing the ongoing maintenance of permanent Best Management Practices, which shall be in place prior to the issuance of any construction permits. In addition, a Risk Level Determination shall be calculated for the site, and a Stormwater Pollution Prevention Plan shall be implemented concurrently with the commencement of grading activities.

In addition, the project is subject to conditions of approval that include the reconstruction of off-site improvements per current city standards, including the reconstruction of existing curb and gutter adjacent to the site on Calle Del Cielo, construction of a 5-foot-wide contiguous sidewalk connecting with the existing sidewalk on the west side of Calle Del Cielo, as shown on Exhibit 'A'; Maintenance of all required landscape consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times; A bonded Grading permit for the site's proposed grading. All conditions of approval shall be completed prior to the issuance of the first building permit satisfactory to the City Engineer. Therefore, the proposed development will not be detrimental to 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.**



## ATTACHMENT 5

As set forth in Finding A.1.c above, which is herein incorporated by reference, the proposed development complies with the regulations of the Land Development Code. No deviations are requested or required.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 3213964 and Site Development Permit No. 3213965 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3213964 and No. 3213965, a copy of which is attached hereto and made a part hereof.

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Veronica Davison  
Development Project Manager  
Development Services

Adopted on: December 4, 2025

Internal Order No. 2400951

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

CONDITIONS FOR TENTATIVE MAP NO. 3213966  
**8303 LA JOLLA SHORES DRIVE - PROJECT NO. PRJ-1085883**

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire December 4, 2028.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, if approved, a Final Map to subdivide the 4.454-acre property into six (6) lots shall be recorded at the San Diego County Recorder's Office.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.
5. The Final Map shall conform to the provisions of Coastal Development Permit No. 3213964 and Site Development Permit No. 3213965.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. The city shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written

confirmation from applicable utilities that the conversion has taken place or provide other means to assure the undergrounding is satisfactory to the City Engineer.

9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions that are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

## **MAPPING**

10. Prior to the recordation of the Final Map, all private streets and drives, if any, shall be shown with bearings and distances along the centerline and width of the streets shown on the Final Map. The street names shall be submitted to the BDR-Street Name Coordinator for approval and published on the Final Map.
11. The Final Map shall be based on a field survey, and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
12. All survey monuments shall be set prior to the recordation of the Final Map unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
13. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to sections 8801 through 8819 of the California Public Resources Code.
14. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for the conversion of grid-to-ground shall be shown on the map.

15. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. "California Coordinate System" means the coordinate system as defined in Sections 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

**WATER & SEWER**

17. Prior to the issuance of any construction permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the ROW adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
18. The Subdivider shall apply for a plumbing permit for the installation of appropriate private backflow prevention device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the ROW.
19. 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.
20. 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.
21. The Subdivider shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
22. The Subdivider shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity, then the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.
23. Prior to recordation of the Final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.
24. The project will be required to record private sewer easements for cross-lot private sewer lateral from one lot to another.
25. The project will be required to record a private water easement for cross-lot private water service from one lot to another.

26. The Subdivider shall grant adequate sewer and water easements satisfactory to the Public Utilities Department and the City Engineer.
27. The Subdivider shall process EMRAs for all acceptable encroachments into the sewer and water easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

**GEOLOGY**

28. The Owner/Subdivider shall “as-build” any open grading permit within the limits of the tentative map that includes more than one parcel, prior to the recordation of the parcel map or approval of a map waiver. An as-graded report must be submitted to the city for review during the as-built process. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

**INFORMATION:**

- Approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 3213966

**8303 LA JOLLA SHORES - PROJECT NO. PRJ-1085883**

WHEREAS, CIELO MAR LA JOLLA, LIMITED LIABILITY COMPANY, Subdivider, and Rancho Coastal Engineering & Surveying, Engineer, submitted an application to the City of San Diego for Tentative Map No. 3213966 for the consolidation of three parcels into a single lot totaling 194,277 square feet (4.45 acres) for subdivision into six legal lots with common access via a proposed private street from Calle Del Cielo. The project site is located at 8303 La Jolla Shores Drive in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal Overlay Zone (Non-Appealable Area 2), and Coastal Height Limit Overlay Zone, within the La Jolla Community Plan. The property is legally described as (APN: 346-250-08-00, 346-250-09-00 AND 346-250-10-00) Parcels 1, 2 AND 3 of Parcel Map No. 14620, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, January 8, 1987, as File No. 87-007322 of Official Records; and

WHEREAS, the Map proposes the Subdivision of a 4.45-acre site into six numbered residential lots and one lettered Homeowners Association (HOA) lot for vehicular access; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on December 4, 2025, the Planning Commission of the City of San Diego considered Tentative Map No. 3213966, and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 3213966:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The proposed project includes consolidation of three parcels into a single lot totaling 194,277 square feet (4.45 acres) for subdivision into six residential lots with common access via a proposed private street from Calle Del Cielo, the demolition of an existing 5,958-square-foot single-dwelling unit with an attached garage and the construction of six single-dwelling units ranging in Gross Floor area between 8,870 square feet and 14,332 square feet with garage, pool/spa facilities, covered patios and landscape improvements at each new lot plus an accessory dwelling unit (ADU) on Lot 6 only.

The existing structure to be demolished is more than 45 years old and requires an evaluation of its historical significance. City staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project site is located within the La Jolla Community Plan and is surrounded by single-unit residential development. The policies of the La Jolla Community Plan and Local Coastal Program land use plan (Community Plan) include maintaining the neighborhood's residential character by conforming to density regulations and promoting development that is compatible with the existing residential scale.

- **Residential Densities.** The Community Plan designates the site for [very low-density residential uses](#) (zero to five dwelling units per acre). This density range is characterized by large estate homes built on 10,000 to 40,000-square-foot parcels. The proposed subdivision provides six legal lots that range between 20,737 and 33,717 square feet with one single dwelling unit per lot, therefore conforming to the prescribed density. The project also complies with the single-family zone development regulations in SDMC Section 1510.0304 by not exceeding the average dwelling unit density within 300 feet of the project site. The survey shows an average density of 2; the proposed development does not exceed 2 dwelling units per acre. The proposed ADU at Lot 6 does not contribute to density calculations, pursuant to SDMC Section 141.0302(b)(2)(B), which states "ADUs and JADUs are not subject to the density limitations for the premises." This language was certified under O-21254 and is applicable within the Coastal Overlay Zone (certified as of September 7, 2022, as part of the 2019 Housing Legislation Code Update). Please note that the most recently City-wide adopted ADU regulations (under O-21989, the 2025 Amendment to the ADU and JADU Regulations) removed this language but are pending certification by the California Coastal Commission.



- **Community Character.** The project site is surrounded by one- and two-story single dwelling units with amenities including tennis courts and swimming pools. The Community Plan recommendations for community character promote visual harmony with the surrounding neighborhood by encouraging design elements that create visual relief through features such as off-setting planes, building articulation, roofline treatments, diverse hardscape materials and setback variations. The General Plan Urban Design Element encourages the provision of architectural features that establish and define a building's appeal, and the use of materials and finishes that reinforce a sense of quality and permanence. The proposed project is consistent with these recommendations through the use of massing and articulation styles that are varied and include low-sloped and flat/parapet roofs. The proposed development minimizes bulk at the front façade by maximizing front setbacks and building mass articulation. Common building design features consist of modern, clean lines, massing step-backs, roofline variation, and changes in building materials, which include white and natural earth colors, wood siding, and stone. Each site has been designed utilizing the natural terrain for landscape areas, including terraced planting and water features that are unique to each lot.

In addition, the La Jolla Shores Planned District Ordinance requires all buildings and setbacks to be in general conformity with those in the vicinity. The Applicant has provided a survey containing lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows the following ranges: lot area between 0.25 and 1.12 acres; front setback between 3 and 115.5 feet; side setbacks between 3 and 45.9 feet; and rear setback between 3.7 and 143.7 feet. The proposed subdivision will result in six residential lots ranging in area between 0.47 and 0.77 acres. The project proposes the following setback ranges: Front Yard between 8 and 76.75 feet, Side Yards between 5 and 89.83 feet, and Rear Yard between 15.5 and 57 feet, all of which are consistent with the survey.

Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project was designed to comply with all the development standards required by the underlying LJSPD-SF zone, including density, building setbacks, floor area ratio, lot coverage, and the 30-foot maximum structure height allowed in the Coastal Height Limitation Overlay Zone. No deviations or variances are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The project is in the LJSPD-SF Zone, Coastal Overlay Zone (Non-Appealable Area 2) and Coastal Height Limit Overlay Zone within the La Jolla Community Plan. The Community Plan designates the site for very low-density residential uses (zero to five dwelling units per acre). This density range is characterized by large estate homes built on 10,000 to 40,000-square-foot parcels.

The project site is surrounded by single-unit residential development. The proposed subdivision provides six legal lots ranging in area between 20,737 and 33,717 square feet with one single dwelling unit per lot, thus conforming to the prescribed density. The project also complies with the single-family zone development regulations in SDMC Section 1510.0304 by not exceeding the average dwelling unit density within 300 feet of the project site. The survey shows an average density of 2; the proposed development does not exceed 2 dwelling units per acre. The proposed ADU at Lot 6 does not contribute to density calculations, pursuant to SDMC Section 141.0302(b)(2)(B), which states "ADUs and JADUs are not subject to the density limitations for the premises." This language was certified under O-21254 and is applicable within the Coastal Overlay Zone (certified as of September 7, 2022, as part of the 2019 Housing Legislation Code Update). Please note that the most recently City-wide adopted ADU regulations (under O-21989, the 2025 Amendment to the ADU and JADU Regulations) removed this language but are pending certification by the California Coastal Commission. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project will consolidate three parcels into a single 4.45-acre site for subdivision into six lots with common access via a proposed private street from Calle Del Cielo. The proposed development includes the demolition of an existing single-dwelling unit and the construction of six single-dwelling units with garages, pool/spa facilities, covered patios and landscape improvements at each new lot, plus an accessory dwelling unit on Lot 6 only.

The project site is located within an urbanized area that was previously developed and contains non-native vegetation. City staff reviewed and accepted a Biological Technical Report prepared by Busby Biological Services, dated May 25, 2025, which concluded that the proposed development would not significantly impact sensitive biological resources. In addition, a focused survey did not detect Crotch's Bumblebee individuals within or adjacent to the project site. The project is conditioned to include in the construction plans specific avoidance measures to monitor and maintain no-work buffers should Crotch's Bumblebees be found on-site. The project site does not contain any sensitive riparian habitats, other identified sensitive biological resources, sensitive coastal bluffs, or special flood hazard areas.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project will consolidate three parcels into a single 4.45-acre site for subdivision into six lots with common access via a proposed private street from Calle Del Cielo. The proposed development includes six single-dwelling units with garages, pool/spa facilities, covered patios and landscape improvements at each new lot, plus an accessory dwelling unit on Lot 6 only. The project site is located within an urbanized area and has been reviewed for compliance with the City of San Diego's

codes, policies, and regulations, with the primary focus of protecting the public's health, safety and welfare.

The project is subject to conditions of approval that include Assurance by permit bond, the reconstruction of off-site improvements per current city standards; A Stormwater Management Device Maintenance Agreement detailing ongoing maintenance of permanent Best Management Practices to the satisfaction of the city engineer. The proposed development shall comply with all the stormwater construction and land disturbance requirements of the State Water Resources Control Board; A Risk Level Determination shall be calculated for the site, and a Stormwater Pollution Prevention Plan shall be implemented concurrently with the commencement of grading activities; Maintenance of all required landscape consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times; A bonded Grading permit for the site's proposed grading.

Prior to the issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all public improvement and grading requirements. All conditions of approval shall be completed prior to the issuance of any building permit to the satisfaction of the City Engineer. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project site consists of three legal parcels totaling 4.45 acres located in a developed urban neighborhood. The proposed subdivision into six residential lots will have a common access via a proposed private street from Calle Del Cielo. Lot 6 of the subdivision will also have access from Calle Frescota (private drive) via an existing access easement. Calle Del Cielo is a public street with existing curb, gutter and sidewalk on the west side only from approximately 320 feet south of Calle Del Oro to the terminus of Calle Del Cielo. The subdivider will ensure, by permit and bond, the reconstruction of the existing curb and gutter adjacent to the site and construction of a 5-foot-wide contiguous sidewalk to connect with the existing sidewalk on the west side of Calle Del Cielo, per current City Standards, satisfactory to the City Engineer. There are no existing public access easements through the project site.

The Subdivider will be required to grant adequate sewer and water easements satisfactory to the Public Utilities Department and the City Engineer. The subdivider is also conditioned to process encroachment maintenance and removal agreements for all acceptable encroachments into sewer and water easements. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision will not impede or inhibit passive or natural heating and cooling opportunities. The site design utilizes the natural terrain to optimize building orientation, providing natural ventilation and shading. The project maximizes the indoor-outdoor connection with patios and terraces, landscaped areas and water features for the six new lots. The proposed project complies with Land Development Code Regulations and Building Permit requirements, including density, setbacks, and building height limitations to ensure adequate natural light and air movement between the proposed structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The project site is surrounded by existing single-dwelling units built on single lots ranging in area between 0.25 and 1.12 acres. The proposed subdivision will result in six lots that range between 0.47 and 0.77 acres. Each new lot will be developed with one single dwelling unit, which is consistent with the vicinity. In addition, the proposed development conforms to the La Jolla Community Plan Residential Land Use designation for Very Low Density Residential Uses (zero to five dwelling units per acre).

The existing residence to be demolished is not an affordable housing unit; therefore, replacement regulations are not applicable. None of the new units will be deed-restricted as affordable. As a result, the applicant has chosen the option of paying In-Lieu fees to meet affordable housing requirements. The project is conditioned to demonstrate payment of Inclusionary Housing In-Lieu fees prior to the recordation of the final map. The proposed subdivision is not anticipated to have an adverse impact on the housing needs of the region.

Future development on the project site would be subject to the underlying zone regulations at the time of the application. The site is served by existing public infrastructure, including utility lines and the developed right-of-way at Calle Del Cielo. Impacts on environmental resources would be avoided because the site is located in a developed, urban neighborhood and does not contain or is adjacent to such resources.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the six-lot subdivision and addition of six new dwelling units is consistent with the housing needs anticipated for the La Jolla Community Plan.

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

## ATTACHMENT 7

(R-[Reso Code])

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 3213966 is hereby granted to CIELO MAR LA JOLLA, LIMITED LIABILITY COMPANY, subject to the attached conditions, which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Veronica Davison  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009517

Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>
Project Name: 8303 La Jolla Shores Dr		Project Number: 1085883	
Community:      La Jolla			
<p>For project scope and contact information (project manager and applicant), 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 <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote:  January 09, 2025
# of Members Yes 7	# of Members No 4	# of Members Abstain 1	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME:      ADRIANFERAL			
TITLE:      SECRETARY		DATE:      April 29, 2025	

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 SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, April 16, 2025

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

**Members Present:** Herbert Lazerow, Suzanne Weissman, Kathleen Neil, and Sherri Lightner.

**Staff Liaison:** Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Assistant Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Lazerow, seconded by Board Member Lightner. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from March 19, 2024.

Board Member Weissman abstained from the vote due to being absent at the March meeting. Motion to approve the minutes with changes by Board Member Lightner, seconded by Chair Jane Potter. Minutes approved 4-0-1.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner noted that a property close to her home had been noticed for a Site Development Permit and Coastal Development Permit. Subsequently, the property has been re-noticed again as a future decision for a Process 2 Coastal Development Permit. Board Member Lightner also noted that work on the project stopped about 9 months ago. Board Member Lightner stated that she would send the notices for the project to the Board.

Chair Jane Potter requested that the Standardized Report for the LJSPDAB be placed on next month's meeting agenda.



Item 6: STAFF LIAISON COMMENT

Staff liaison Melissa Garcia noted that Board Member Lazerow agreed to interview with the Office of Boards & Commissions and noted that the request from the Office of Boards & Commissions for interviews from Board members has been fulfilled.

Item 7: NON-AGENDA PUBLIC COMMENT

No non-agenda public comment was provided.

Item 8: **PRJ-1085883 – 8303 La Jolla Shores Dr (ACTION ITEM)**

Proposal to split one lot into six individual lots, with each lot to consist of a 2-3-story single-family residence with a pool and detached and/or attached garage. The applicant is seeking a recommendation of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Andy Fotsch of Will and Fotsch Architects presented the project.

**Public Comment:**

- Phil Merten represented Lynn Schenk (2466 Vallecitos Court) and expressed concern about the discrepancies between what was presented and what materials were published online, concerns about grading, and concerns about the retaining walls
- Robert Blanchard spoke on behalf of John and Cameron Volker, who believe that the homes are not consistent with the character of the neighborhood due to the FAR and expressed concern regarding the height of the structures and setbacks. Robert requested the Board not recommend approval of the project
- Robin Madaffer represented Lynn Schenk and stated that the site is being overbuilt and expressed concern that a Substantial Conformance Review could change the scope of the building permit
- Bernie Segal (2406 Vallecitos Court) expressed concern about flooding from the project's pools onto his property, ownership of the property, and concern regarding why the individual owners of the homes did not apply for individual permits for the homes
- John Volker expressed concern about the project being a self-contained community that does not include the surrounding properties, concern regarding privacy, and setbacks
- Christian Alles, one of the applicants of the project, stated that there is no developer for the lot
- Janie Emerson expressed sympathy for the neighbors and noted that the project is owner-occupied. Janie expressed that the project's applicants took into consideration the needs of the owners and neighbors

**Board Comment included:**

- Concern regarding the retaining wall
- Concern regarding the grading
- Concern regarding lack of environmental/CEQA documents
- Concern that project does not require a Planned Development Permit
- Concern that the project does not conform to the neighborhood character as it pertains to the 2<sup>nd</sup> story
- Concern regarding step backs on 2<sup>nd</sup> stories
- Suggestion to continue talking to the neighbors
- Board again asked for letters of support from neighbors (follow-up to the August 21, 2024, meeting). Applicant's rep again said they are available but had not been brought to this meeting or provided on the Board's materials page

**Board Motion:** The LJSPDAB moved to recommend denial of the project. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 5-0-0.

Item 9: ADJOURNMENT

Next meeting: May 21, 2025. The meeting concluded at 12:06 pm.

RESOLUTION NUMBER R-

ADOPTED ON DECEMBER 4, 2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SAN DIEGO ADOPTING ADDENDUM NO. 1085883 TO THE LA  
JOLLA AND PACIFIC BEACH COMMUNITY PLAN AND LOCAL  
COASTAL PROGRAM LAND USE PLAN UPDATES PEIR NO. 92-  
0199/SCH NO. 92071032 FOR THE  
8303 LA JOLLA SHORES PROJECT, NO. PRJ-1085883**

WHEREAS, the City of San Diego submitted an application to the Planning Department for the community plan update, General Plan amendment, rezonings, and categorical exclusion from the Coastal Development Permit in connection with the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Updates; and

WHEREAS, on March 29, 1994, the Council adopted Resolution No. R-283639 certifying Program Environmental Impact Report No. 92-0199/SCH No. 92071032 for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates, adopting Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, copies of which are on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on April 5, 2023, Cielo Mar La Jolla, Limited Liability Company submitted an application to the Development Services Department for approval of a Tentative Map, Site Development Permit, and Coastal Development Permit for the 8303 La Jolla Shores Project No. PRJ-1085883, as well as approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego as follows:

1. That the information contained in the final Program Environmental Impact Report No. 92-0199 / SCH No. 92071032 along with the Addendum has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the

Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Program Environmental Impact Report No. 92-0199 / SCH No. 92071032, a copy of which is on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED that Development Services Staff, or designee, is directed to file a Notice of Determination in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the project.

APPROVED: DEVELOPMENT PROJECT MANAGER

By: \_\_\_\_\_  
Veronica Davison  
DEVELOPMENT PROJECT MANAGER

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
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**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:** 8303 La Jolla Shores Drive, La Jolla, CA 92037 & Associated Parcels (346-250-09-00 & 346-250-01-00)

**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: Cielo Mar La Jolla ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 7514 girard Ave STE 1315  
 City: La jolla State: CA Zip: 92037  
 Phone No.: 951.235.9223 Fax No.: \_\_\_\_\_ Email: Srsinnett@gmail.com  
 Signature:  Date: 2/23/2023  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: Andrew Fotsch ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 1298 Prospect Street, Suite 2S  
 City: San Diego State: CA Zip: 92037  
 Phone No.: 858-224-2486 Fax No.: \_\_\_\_\_ Email: permits@willandfotsch.com  
 Signature:  Date: 2/23/2023  
 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