



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: November 26, 2025 REPORT NO. PC-25-046

HEARING DATE: December 4, 2025

SUBJECT: 8303 La Jolla Shores Drive, Process Four Decision

PROJECT NUMBER: [PRJ-1085883](#)

OWNER/APPLICANT: Cielo Mar La Jolla LLC/Andrew Fotsch, Will & Fotsch Architects

### SUMMARY

Should the Planning Commission approve the consolidation of three parcels into a single lot for subdivision into six lots with common access via a proposed private street from Calle Del Cielo, demolition of an existing 5,958-square-foot single dwelling unit, and construction of a single-dwelling unit at each new lot (totaling six dwelling units) plus an accessory dwelling unit on Lot 6 at 8303 La Jolla Shores Drive within the [La Jolla Community Plan](#) area?

### Proposed Actions:

1. ADOPT Addendum No. PRJ-1085883 to Program Environmental Impact Report (PEIR) No. 92-0199 (SCH No.92071032), certified on July 12, 1993.
2. APPROVE Coastal Development Permit No. 3213964, Site Development Permit No. 3213965, and Tentative Map No. 3213966

Fiscal Considerations: All costs associated with this action are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The project is within the La Jolla Community Plan, with a land use designation of Very Low Density Residential (zero to five dwelling units per acre, Attachment 3), which could allow up to 22 dwelling units on-site. The 4.45-acre project site will be subdivided into six residential lots for the construction of one single-dwelling unit per lot plus one accessory dwelling unit on Lot 6 only, resulting in a total of seven dwelling units, which is consistent with the density range of the Community Plan land use designation. The owner/permittee has opted to pay the In-Lieu Inclusionary Affordable Housing fees.

### Community Planning Group Recommendation:

- On January 9, 2025, the La Jolla Community Planning Association (LJCPA) voted 7-4-1 to recommend approval of the project without conditions. (Attachment 8)
- On April 16, 2025, the La Jolla Shores Planned District Advisory Board (LJSPDAB) voted 5-0-0 to recommend denial of the project. The meeting minutes (Attachment 9) include the Board's stated design concerns which are discussed in the Project-Related Issues section of this report.

Environmental Impact: Addendum No. PRJ-1085883 (Attachment 10) to PEIR No. 92-0199, for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15164. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. Addendum No. PRJ-1085883 has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

### BACKGROUND

#### Project Site

The 4.45-acre project site includes three parcels (APN 346-250-08-00, APN 346-250-09-00, and APN 346-250-10-00), located at [8303 La Jolla Shores Drive](#), adjacent to and east of Calle Frescota and south of Calle del Cielo 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 site is previously developed with an existing single-family residence and attached garage, currently accessible through Calle Frescota westward to La Jolla Shores Drive.

#### Project Scope

The project includes consolidating 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, demolition of an existing single dwelling unit with an attached garage, and the construction of a Single Dwelling Unit (SDU) with garage and pool/spa facilities at each new lot plus an accessory dwelling unit (ADU) on Lot 6 only for a total of seven dwelling units. (Attachment 12).

#### Permits Required

- Process 4, Tentative Map for the creation of 6 parcels, pursuant to San Diego Municipal Code (SDMC) [Section 125.0430](#).
- Process 3, Site Development Permit for development of a major project in the La Jolla Shores Planned District, pursuant to SDMC [Section 1510.0201\(d\)](#).
- Process 2, Coastal Development Permit for the increase in density and demolition of an existing single dwelling unit, pursuant to SDMC [Section 126.0707\(a\)](#).

These permits are consolidated for a decision by the Planning Commission per SDMC [Section 112.0103](#), with appeal rights to the City Council.

#### DISCUSSION

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 approximately a ½ mile east of the Pacific Ocean and is not within the First Public Roadway and the ocean. The previously developed project site is located within an urbanized area. It does not contain any sensitive riparian habitat or other identified sensitive biological resources, sensitive coastal bluffs, or special flood hazard areas. City staff reviewed and accepted a Geotechnical study, dated September 29, 2023, prepared by Christian Wheeler Engineering, which concluded that the site is suitable for the construction of the proposed residential subdivision and associated improvements, and the geologic conditions potentially affecting the proposal have been adequately addressed.

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 Limit Overlay Zone. No deviations or variances are proposed. The proposed development includes the construction of a single dwelling unit 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 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 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"
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"

#### Community Plan Analysis:

The following analysis addresses how the proposed project is consistent with the policies and objectives of the General Plan and the [La Jolla Community Plan](#) (Community Plan).

The policies within the Residential Land Use Element of the 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 (SDU) per lot, therefore conforming to the prescribed density. The project also complies with the single-dwelling unit 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) moved this language as part of a broader package of changes, 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 include promoting 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 limits, thereby providing a harmonious transition between old and new development.

The Community Plan recommendations for energy efficiency encourage all residential projects to consider site design and solar orientation to maximize energy efficiency. The proposed project is consistent with this recommendation through a design that optimizes solar exposure. All homes will be oriented to maximize natural daylight, with the majority of glazing positioned perpendicular to the north-south axis.

Appendix E of the La Jolla Community Plan includes the Residential Street Tree District Plan, which aims to maintain, enhance, and establish streetscape concepts that support the unique character of residential areas while reinforcing the community's overall vision. The plan divides residential areas into three districts, with the project site located in District 3. For this district, the plan identifies 26 approved street tree species. The proposed project aligns with these recommendations by planting 22 canopy shade trees, each in a 24-inch box, selected from the District 3 species list.

#### Project-Related Issues:

The project was presented to the LJSPDAB on July 17, 2024, continued to August 21, 2024, and was presented again on April 16, 2025. The LJSPDAB moved to deny the proposal (Attachment 9).

The public comments pointed out concerns about inconsistency with the neighborhood's character, including FAR, building height and setbacks. The Board's concluding comments included concerns with the proposed grading and retaining walls, although no specific issues were noted, and non-conformance with the neighborhood's character as it relates to second-story articulation. The Board also questioned whether the project should require a Planned Development Permit and the lack of a CEQA document.

The project has been thoroughly reviewed for compliance with the land development code, including the following,

- The maximum height of walls within required setbacks does not trigger any deviations, including for street frontage. Therefore, a Planned Development Permit is not required.
- Preliminary grading and drainage plans comply with SDMC regulations and standards. The project is conditioned to process a bonded Grading permit for the site's proposed grading.
- Neighborhood Character and second-story articulation issues have been evaluated for each site, concluding that bulk at the front façade is minimized by conforming to setback ranges within the vicinity and by incorporating step-backs, balconies and fenestration.
- A CEQA determination had not been made at the time of the presentation to the LJSPDAB. After review of the entire project, the environmental section found no significant or substantially increased adverse impacts as a result of the project. An addendum to PEIR No. 92-0199, for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates, was prepared pursuant to the California Environmental Quality Act Guidelines section 15164.

The proposed development will be sited completely on private property, with no encroachment or impacts on public access, and drainage for the project will comply with the City's drainage regulations and standards. Specific permit requirements will ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety, and welfare.

Permit conditions include the reconstruction of the existing curb and gutter adjacent to Calle Del Cielo and the construction of a 5-foot-wide sidewalk to connect with the existing sidewalk on the west side of Calle Del Cielo per current City standards. A Stormwater Management Device Maintenance Agreement detailing the ongoing maintenance of the permanent Best Management Practices. A Stormwater Pollution Prevention Plan is to 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. And a bonded Grading permit for the site's proposed grading. Prior to the issuance of any building permits, the plans will be reviewed for compliance with all public improvement and grading requirements, and all conditions of approval shall be completed prior to the issuance of any construction permits to the satisfaction of the City Engineer.

#### Conclusion

Staff has reviewed the proposal, including all the issues identified through the review process, and determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code without deviations. Therefore, draft findings and conditions to support project approval are presented to the Planning Commission for consideration.

#### ALTERNATIVES

1. ADOPT Addendum No. PRJ-1085883 to Program Environmental Impact Report (PEIR) No. 92-0199 (SCH No.92071032) AND APPROVE Coastal Development Permit No. 3213964, Site Development Permit No. 3213965, and Tentative Map No. 3213966, with modifications.
2. DO NOT ADOPT Addendum No. PRJ-1085883 to Program Environmental Impact Report (PEIR) No. 92-0199 (SCH No.92071032) AND DENY Coastal Development Permit No. 3213964, Site Development Permit No. 3213965, and Tentative Map No. 3213966, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Attachments:

1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Tentative Map Conditions
7. Draft Tentative Map Resolution with Findings
8. LJCPA Recommendation
9. LJSPDAB Meeting Minutes and vote
10. Draft Environmental Resolution
11. Ownership Disclosure Statement
12. Project Plans