

# San Diego Hearing Officer Meeting

## PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1109256 – 403 Sea Ridge Drive

**To call in and make your public comment on this item:**



**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **161 310 2034**

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# Development Services Department

403 Sea Ridge Drive  
Project No. PRJ-1109256

Item #3

Hearing Officer

December 3, 2025

# Project Information

**Location:** 403 Sea Ridge Drive,  
La Jolla Community Plan Area,  
RS-1-7 (Residential-Single Unit) zone

**Parcel Size:** 0.20-acres

**Approvals:** Process Three Decision

- Coastal Development Permit
- Site Development Permit

**Environmental:** CEQA Determination – EXEMPT in accordance with  
CEQA Guidelines Sections 15301, 15302 and 15303

# Project Scope

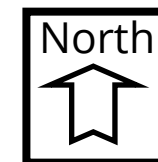
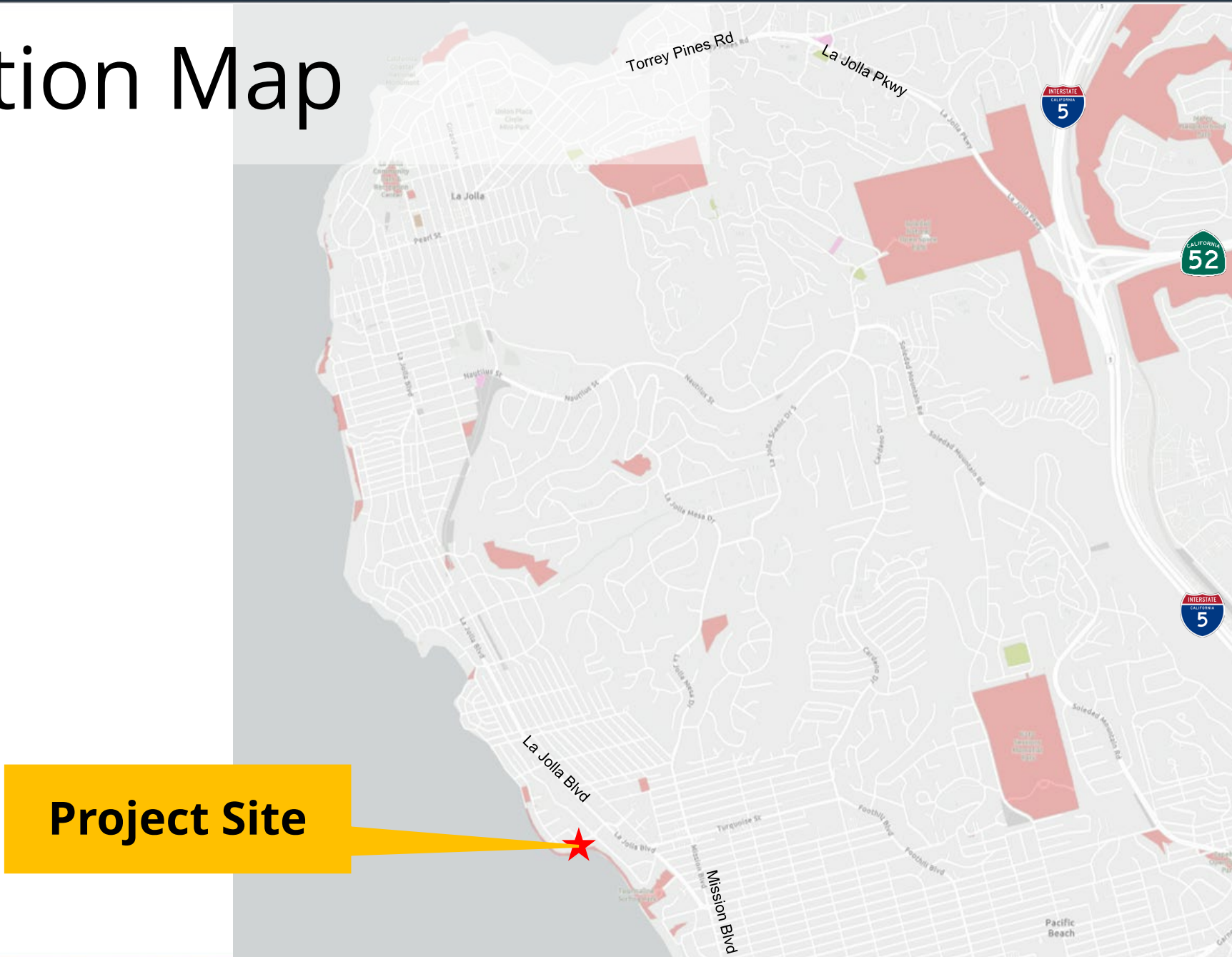
- **DEMOLITION OF EXISTING RESIDENTIAL DWELLING UNIT**

- Demolish an existing 5,128-square-foot two-story dwelling unit with an attached ADU and associated site improvements

- **CONSTRUCTION OF A NEW RESIDENTIAL DWELLING UNIT**

- 11,247 SF of total floor area, including decks and balconies
- 4,861 SF of gross floor area counted toward the FAR
- Two Story Dwelling Unit with an attached garage, an attached 800 SF ADU located on the 2<sup>nd</sup> Floor, exterior patios and balconies, and a rooftop deck area
- Pool/Spa and Cold Plunge
- Landscaping, retaining walls and associated site improvements

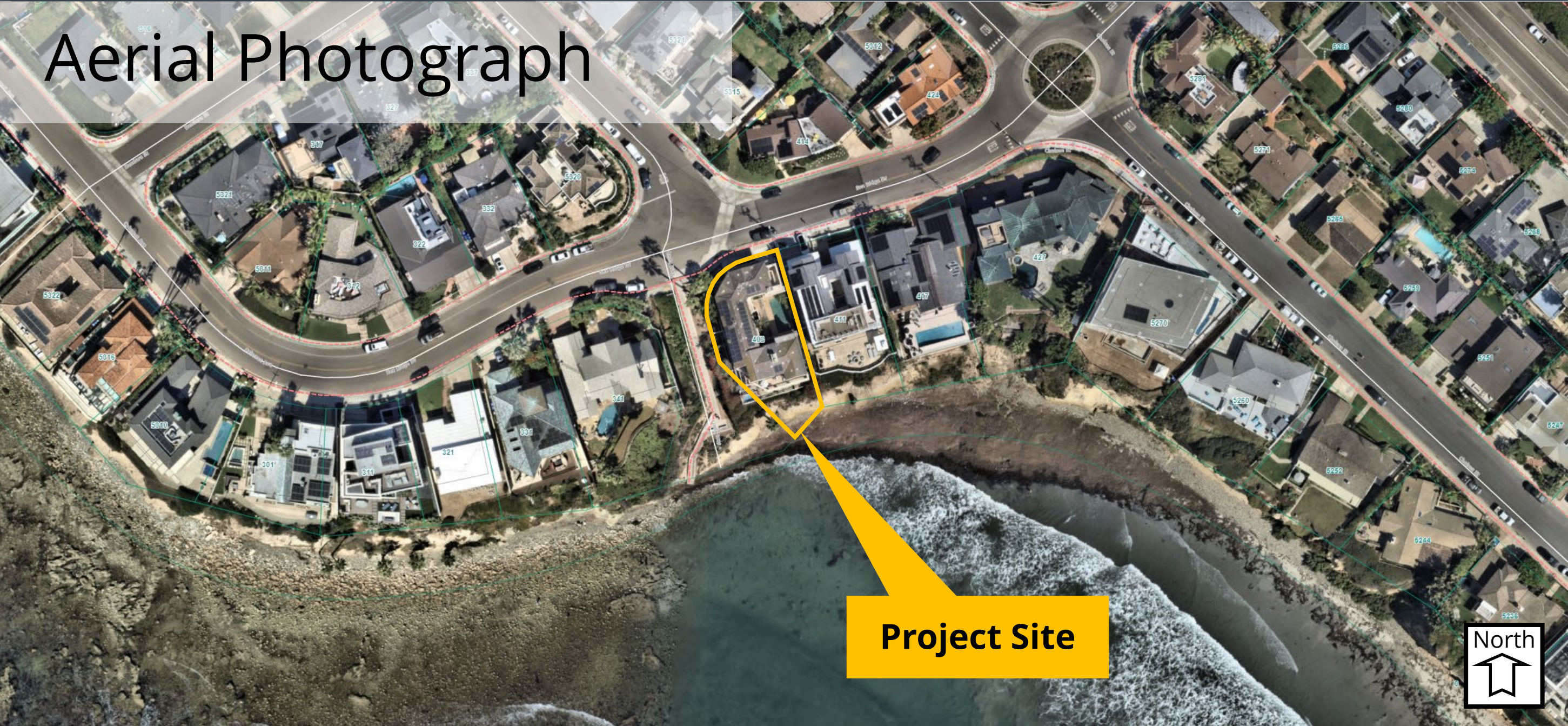
# Location Map







# Aerial Photograph



**Project Site**

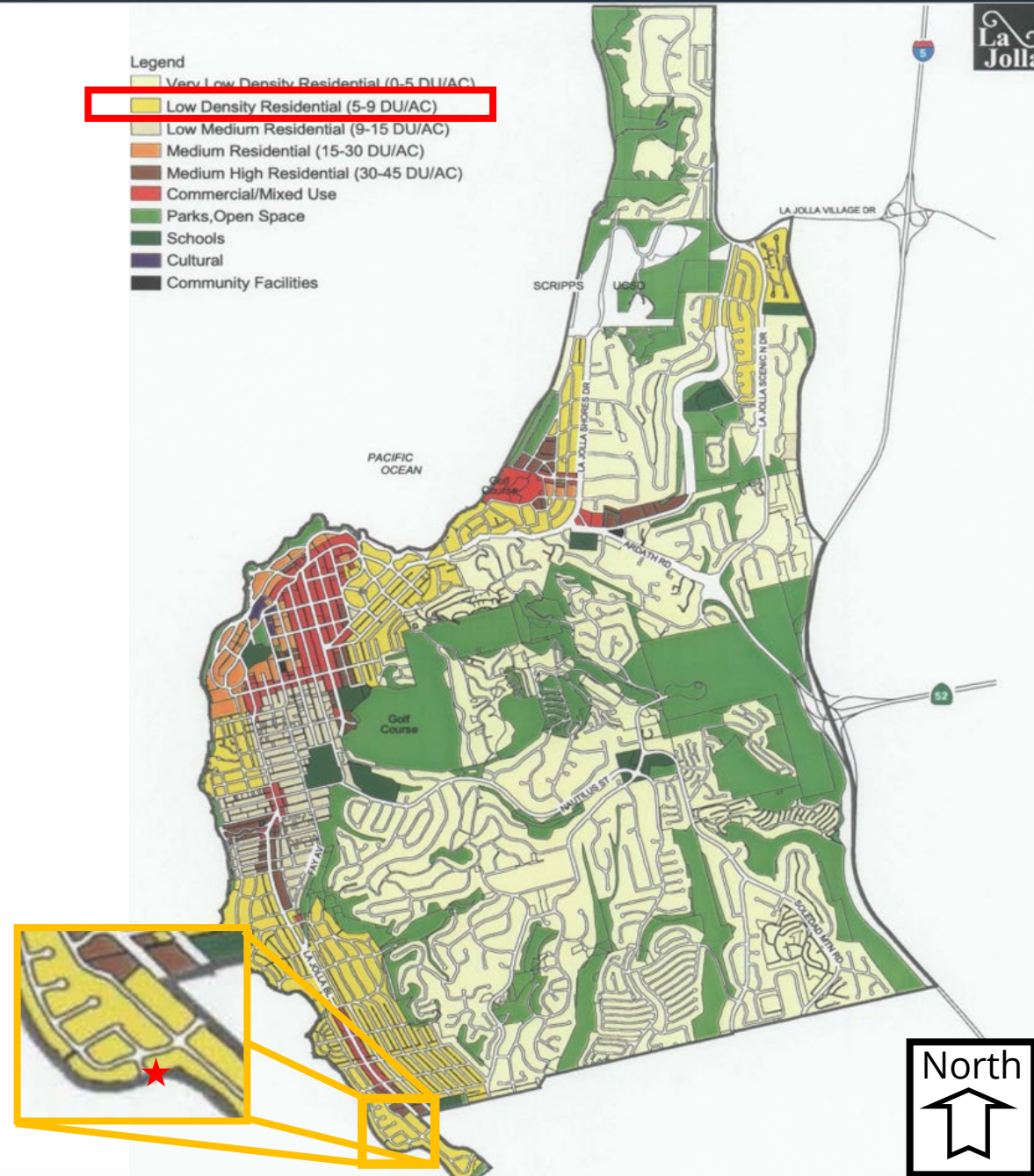




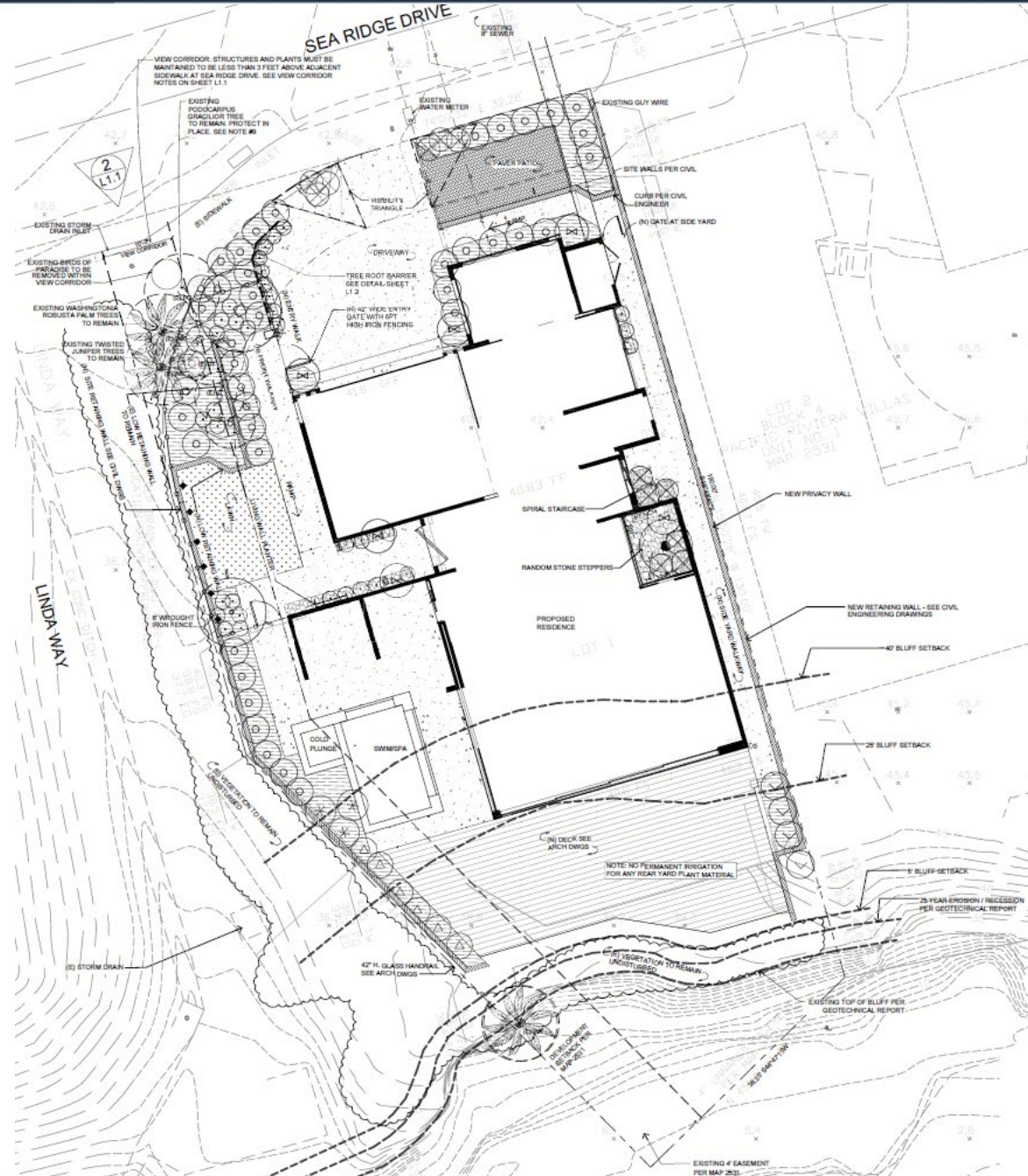
# Community Plan Land Use

## Land Use Designation:

- Low Density Residential (0-5 du/ac)

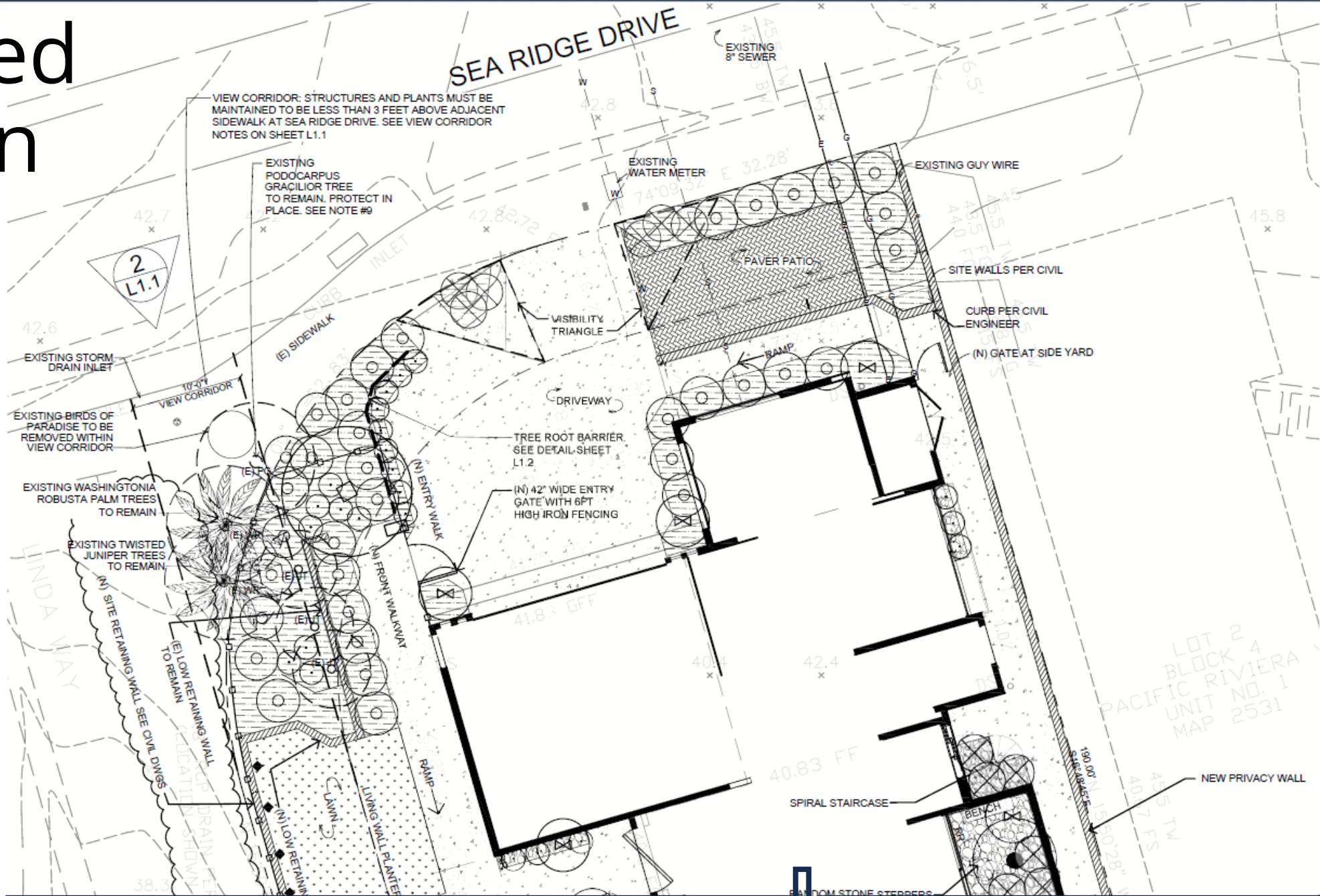


# Proposed Site Plan





# Proposed Site Plan



MATCH LINE

MATCH LINE



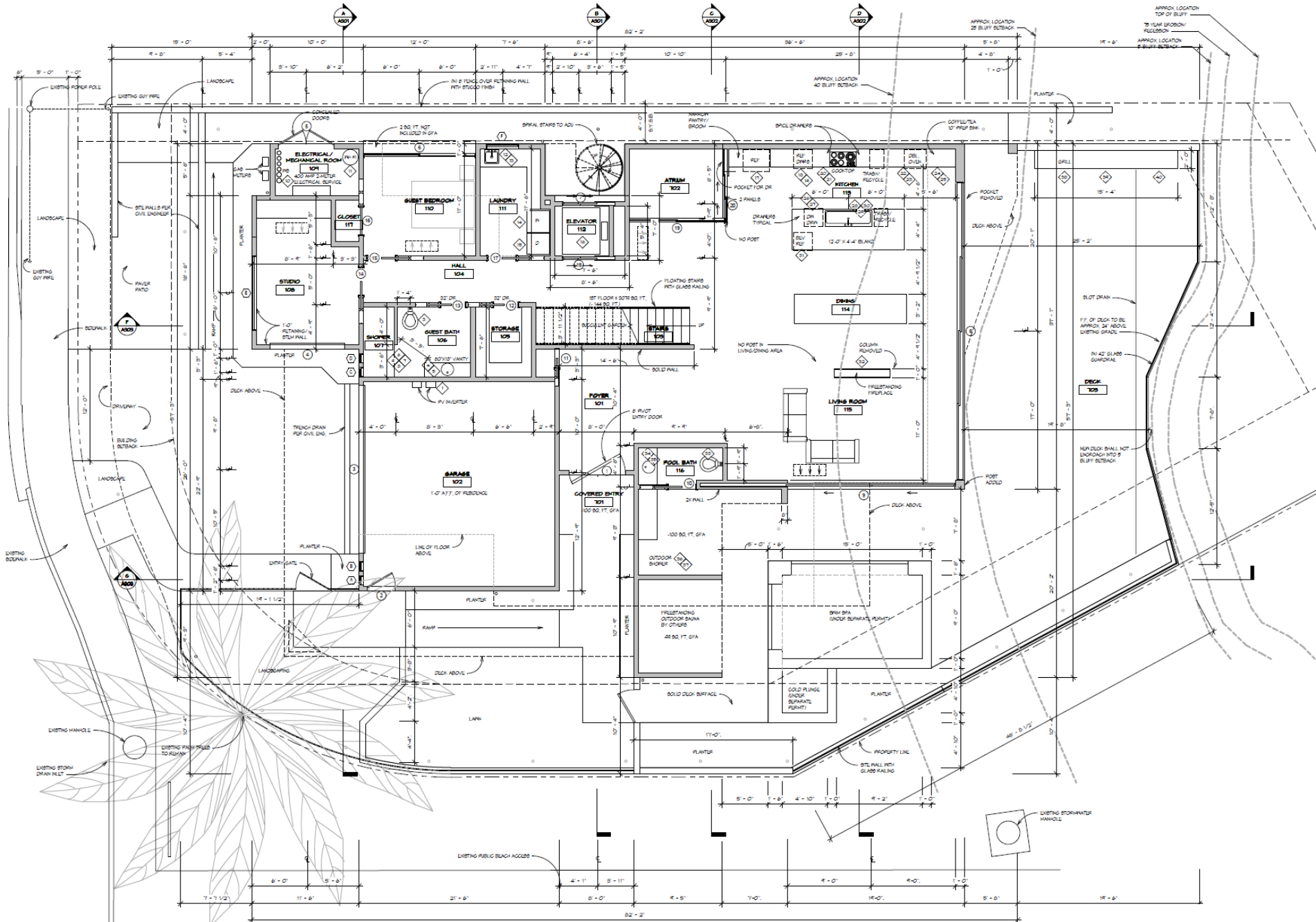
MATCH LINE

# Proposed Site Plan





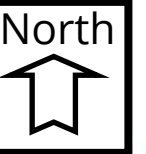
# 1<sup>st</sup> Floor Plan



## WALL LEGEND

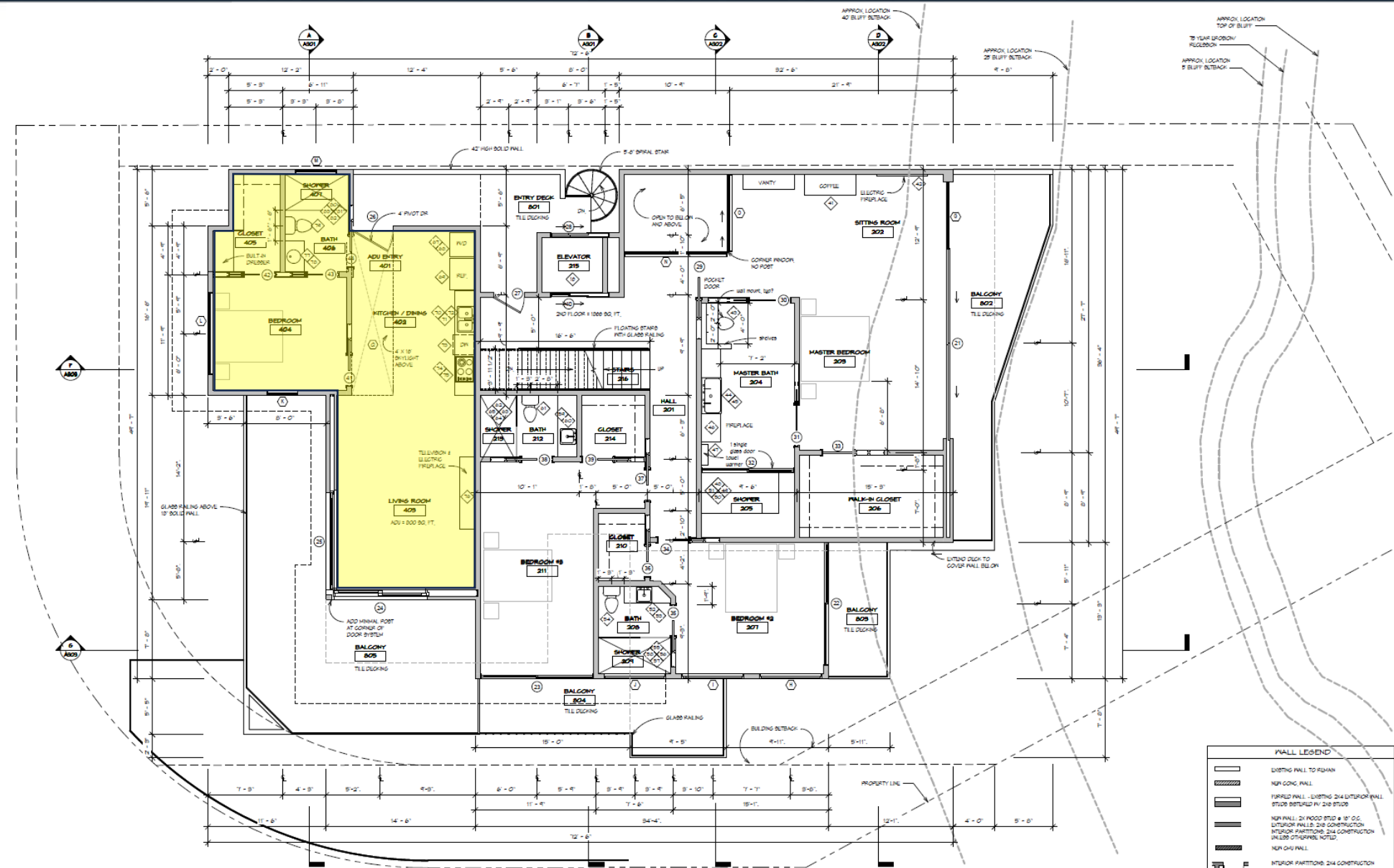
- EXISTING WALL TO REMAIN
- NEW CONC. WALL
- FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
- NEW WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C.

SEE SP-1 FOR INSULATION SPECIFICATIONS.





# 2<sup>nd</sup> Floor Plan



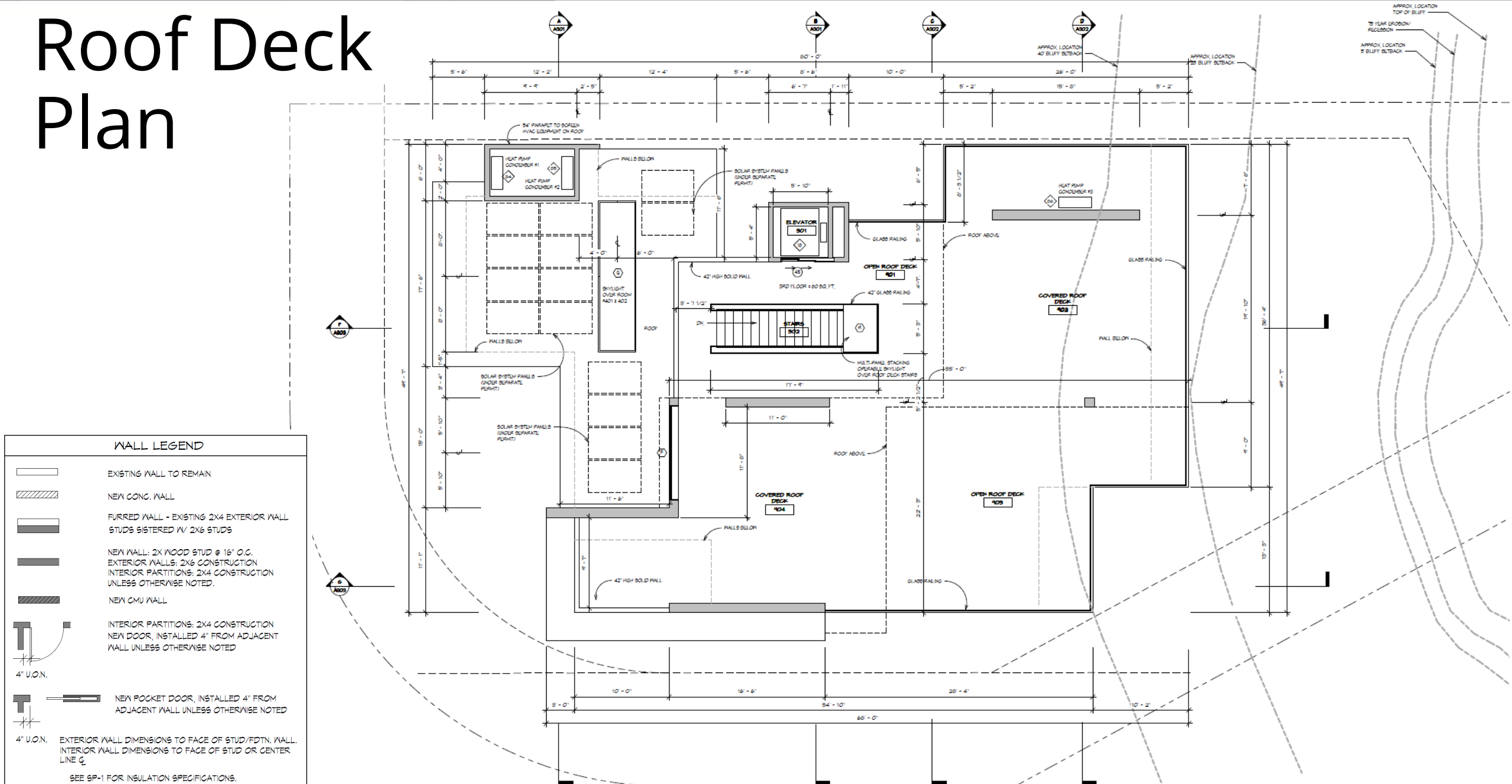
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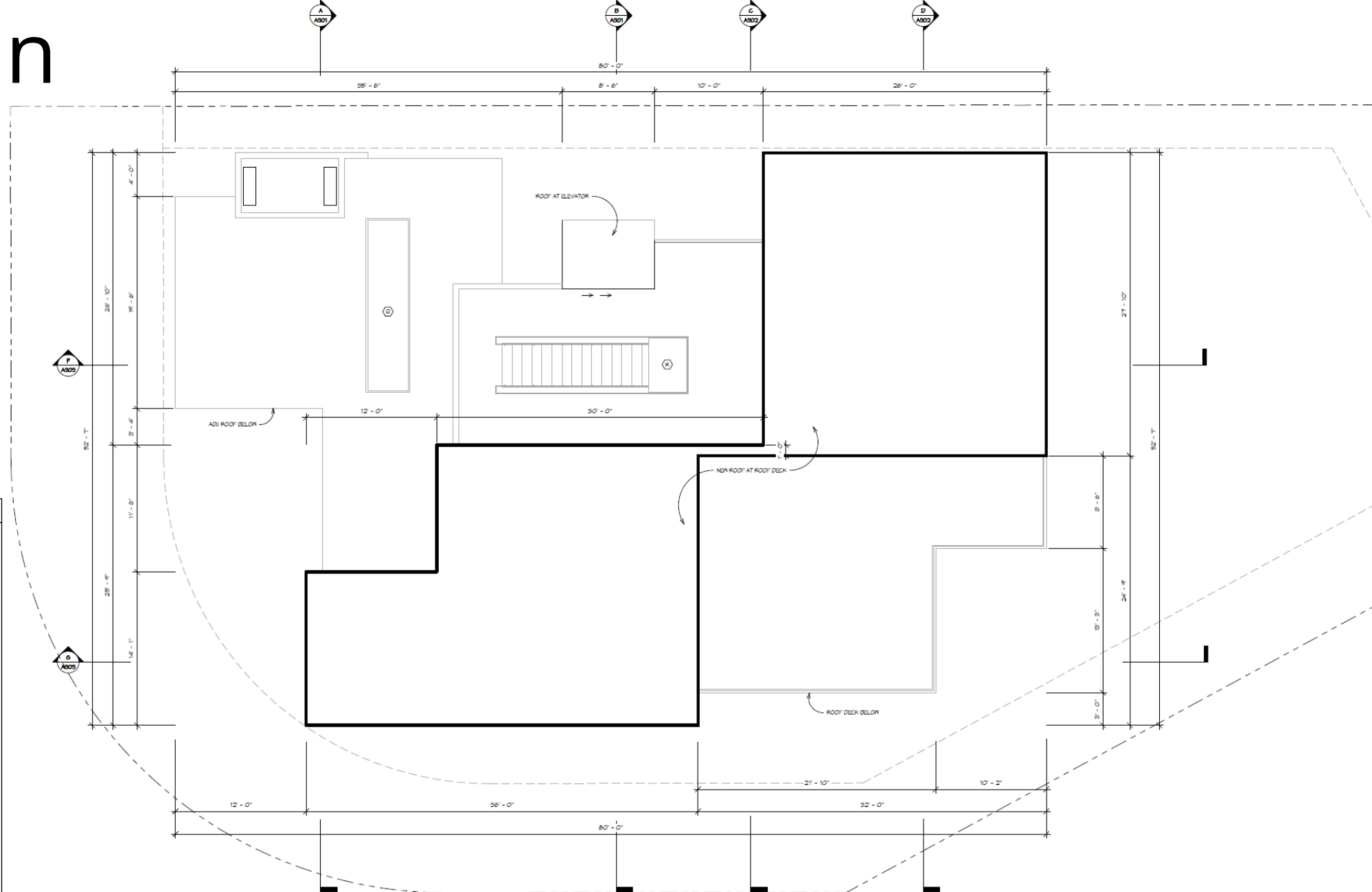
# Roof Deck Plan



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# Roof Plan

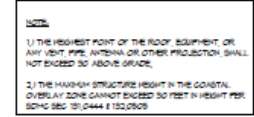


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### NORTH ELEVATION



ROOFING: 60K EVERGLARD (OR EQUAL), 60FT2 ROOFING MEMBRANE (SEE 4070) OVER VERSAFLD SOLO FIRE-RESISTANT SLIP SHEET, (SYSTEM NO. 1) GLASS A ROOFING ASSEMBLY, 20-YEAR MINIMUM WARRANTY, COLOR PER OWNER.

STUCCO: LA HABRA STUCCO (OR EQUAL) EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET 04003 FOR SPEC, TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION, COLOR PER OWNER.

QUADRANT, C/R LAWRENCE GLASS FALING SYSTEM

EAST ELEVATION



SOUTH ELEVATION





# Community Planning Group

**Date:** July 9, 2024  
La Jolla Community Planning Association  
Recommend APPROVAL: 9-0-1





# Staff Recommendation

## **APPROVE**

Coastal Development Permit No. PMT-3270176

Site Development Permit No. PMT-3270175

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