

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
8303 La Jolla Shores Drive – PRJ-1085883

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

When prompted, input Webinar ID: **160 944 0367**

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Development Services Department

8303 La Jolla Shores Drive
PRJ-1085883

Item # 1

Planning Commission

December 4, 2025

Project Scope

- Consolidation of three parcels into a single lot for
 - Subdivision into six residential lots, and
 - One private access road to Calle Del Cielo.
- Demolition of an existing single-dwelling unit with an attached garage.
- Construction of a single-dwelling unit with garage and pool/spa facilities at each new lot, including one accessory dwelling unit at Lot 6 only.

Project Scope

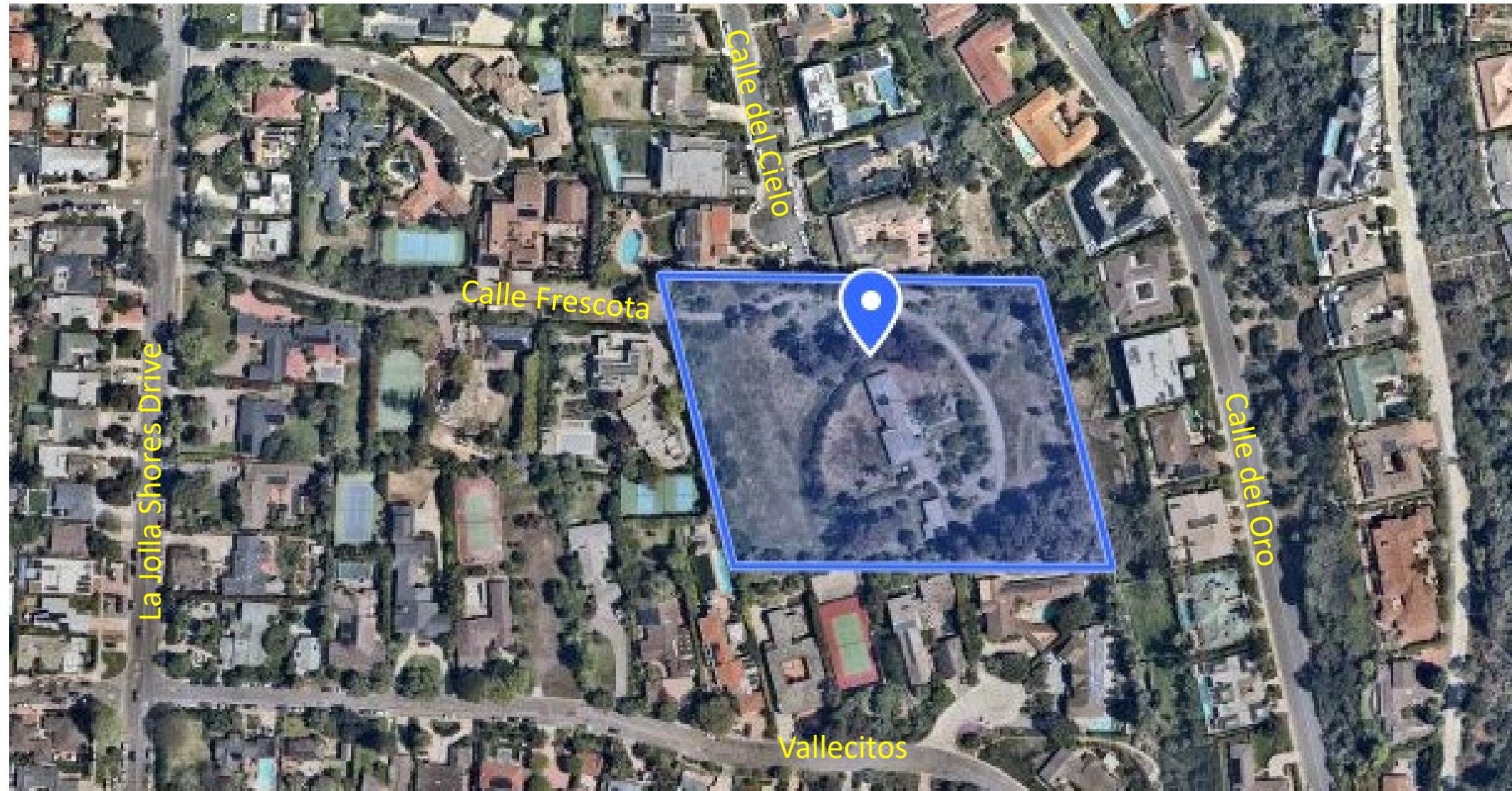
Parcel Size: 4.45 acres

Location: 8303 La Jolla Shores Drive, LJSPD-SF zone, Coastal Overlay (Non-Appealable Area 2), and Coastal Height Limit Overlay, La Jolla Community Plan.

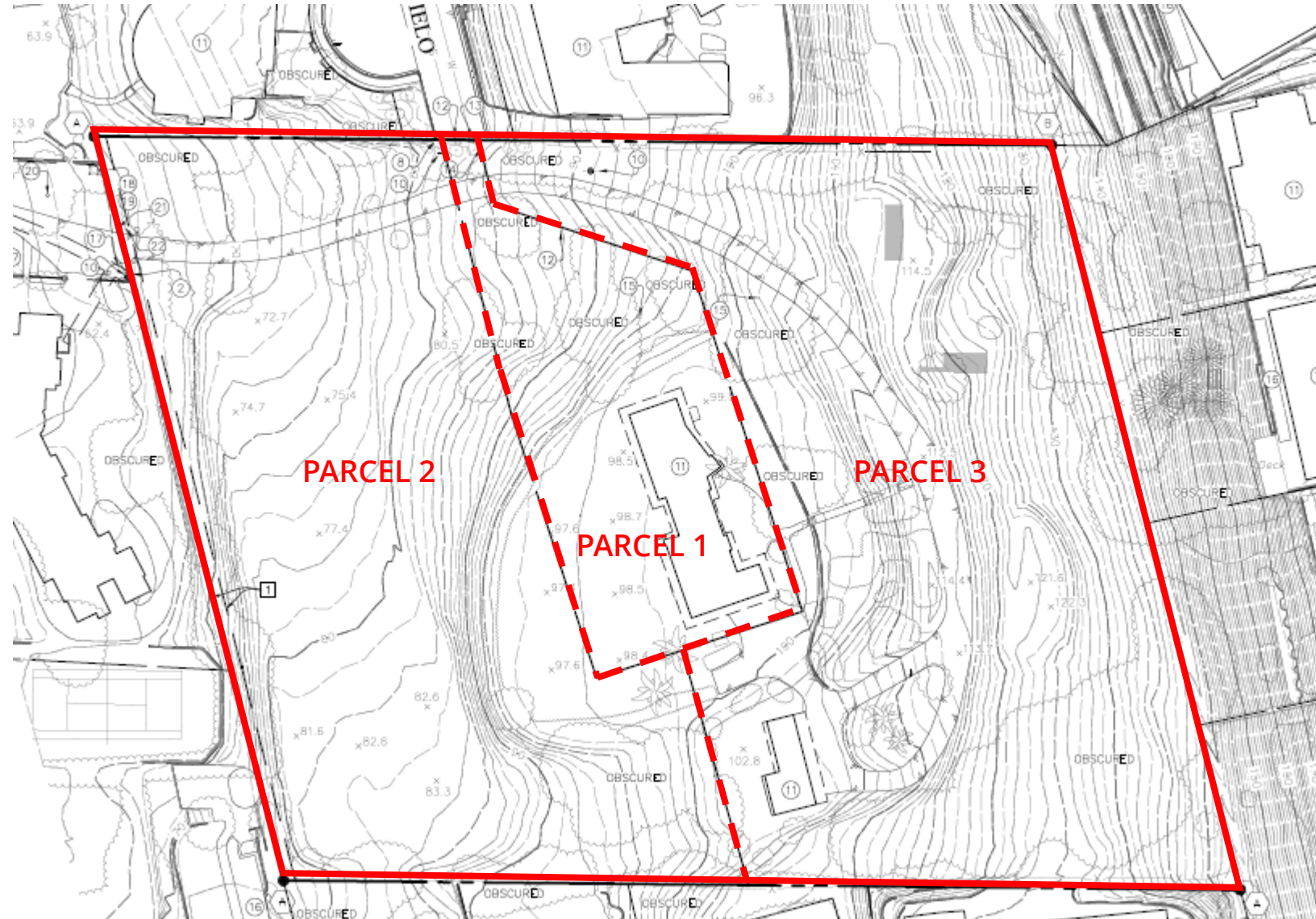
Approvals: Tentative Map, Site Development Permit, and Coastal Development Permit

CEQA Addendum to PEIR No. 92-0199 for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates.

Aerial Photograph



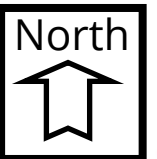
Existing Legal Lots



PARCEL 1: 0.6 Acres

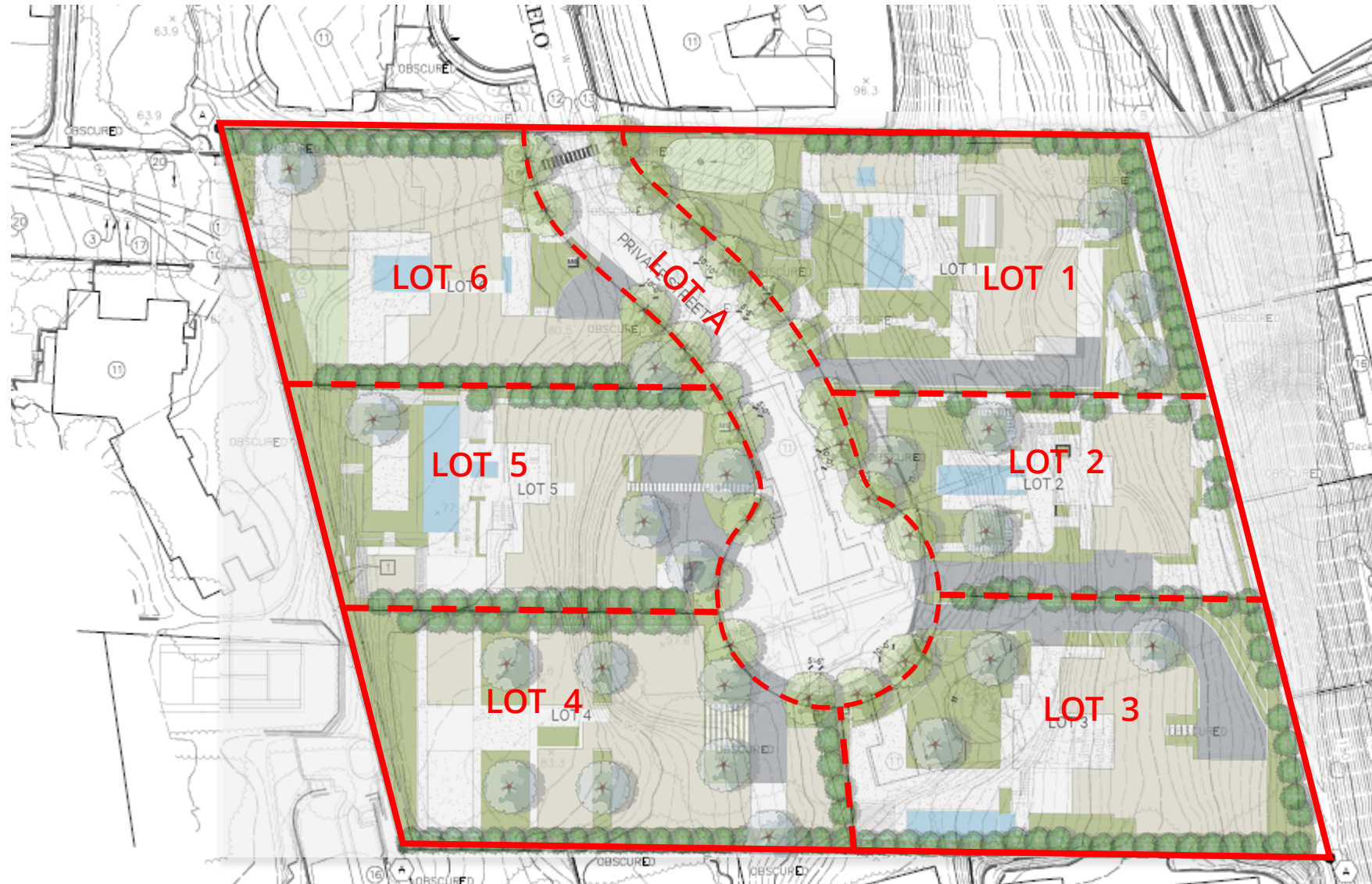
PARCEL 2: 1.8 Acres

PARCEL 3: 2.1 Acres



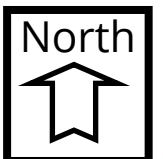
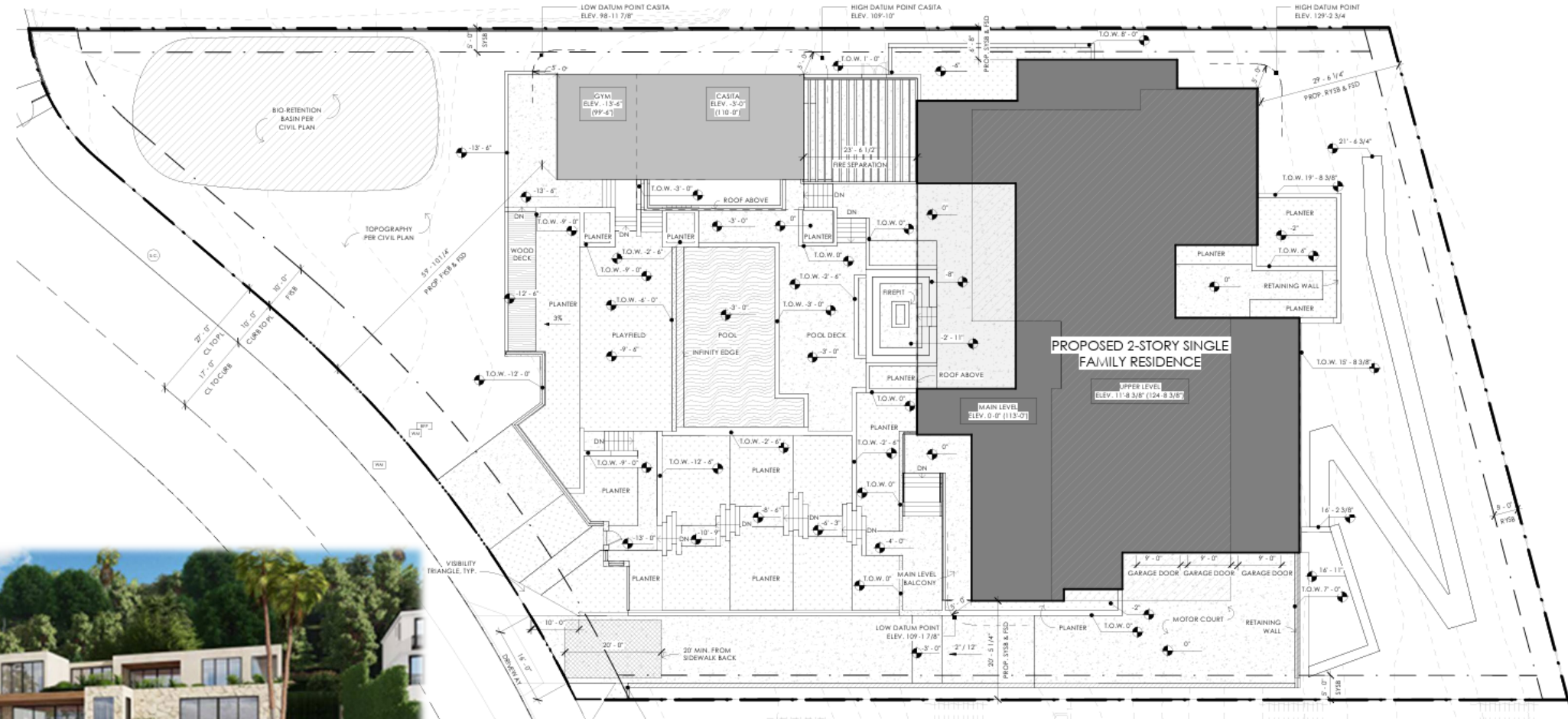
Proposed Subdivision

- LOT 1: 0.77 Acres
- LOT 2: 0.47 Acres
- LOT 3: 0.72 Acres
- LOT 4: 0.69 Acres
- LOT 5: 0.63 Acres
- LOT 6: 0.59 Acres
- LOT A: 0.56 Acres

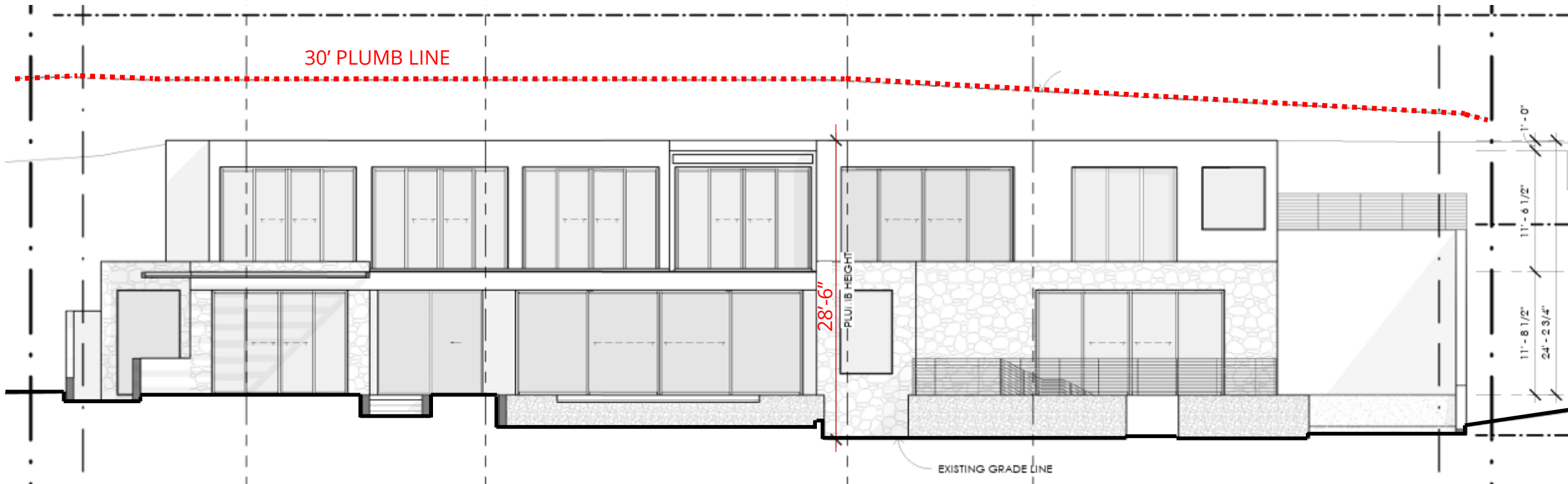


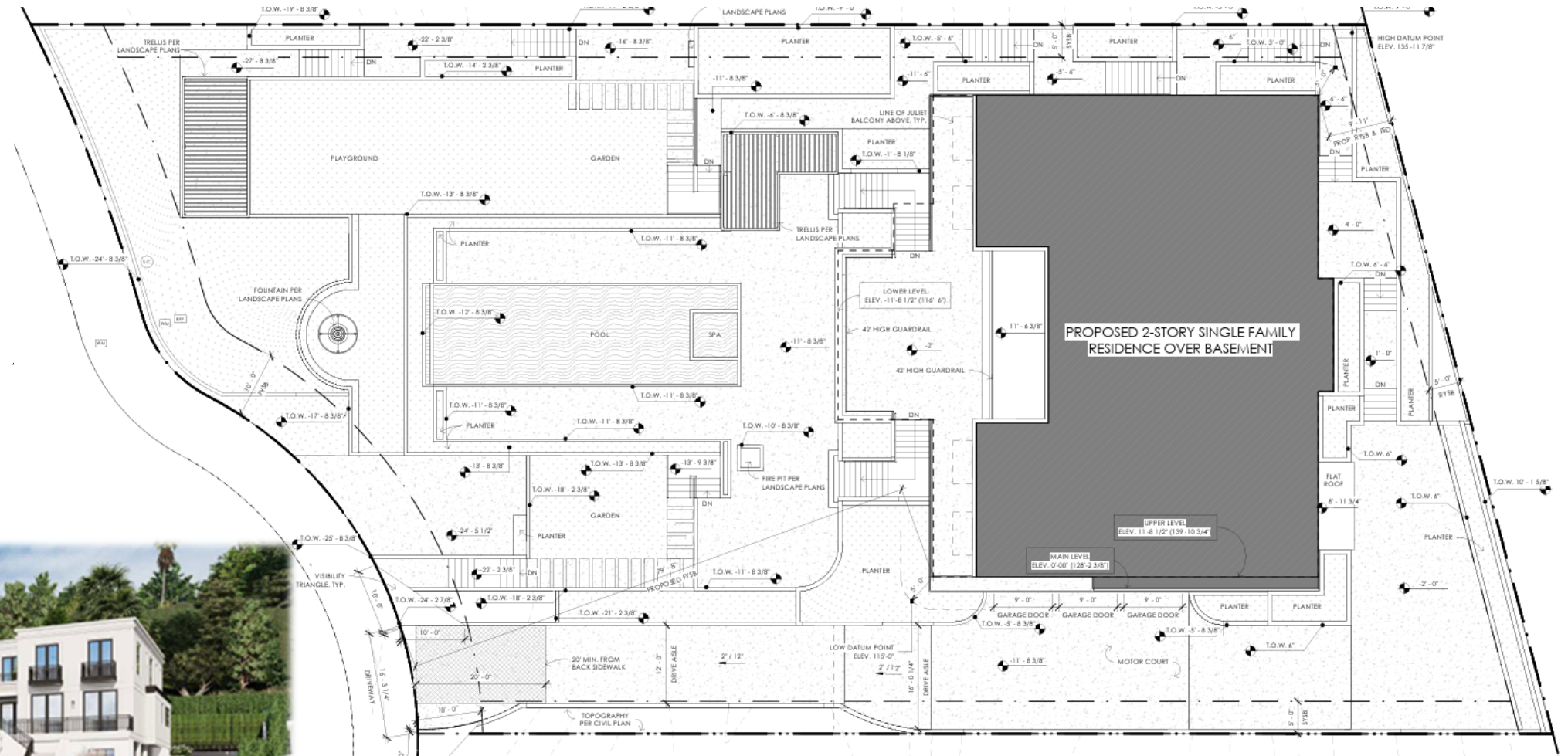
Rendering



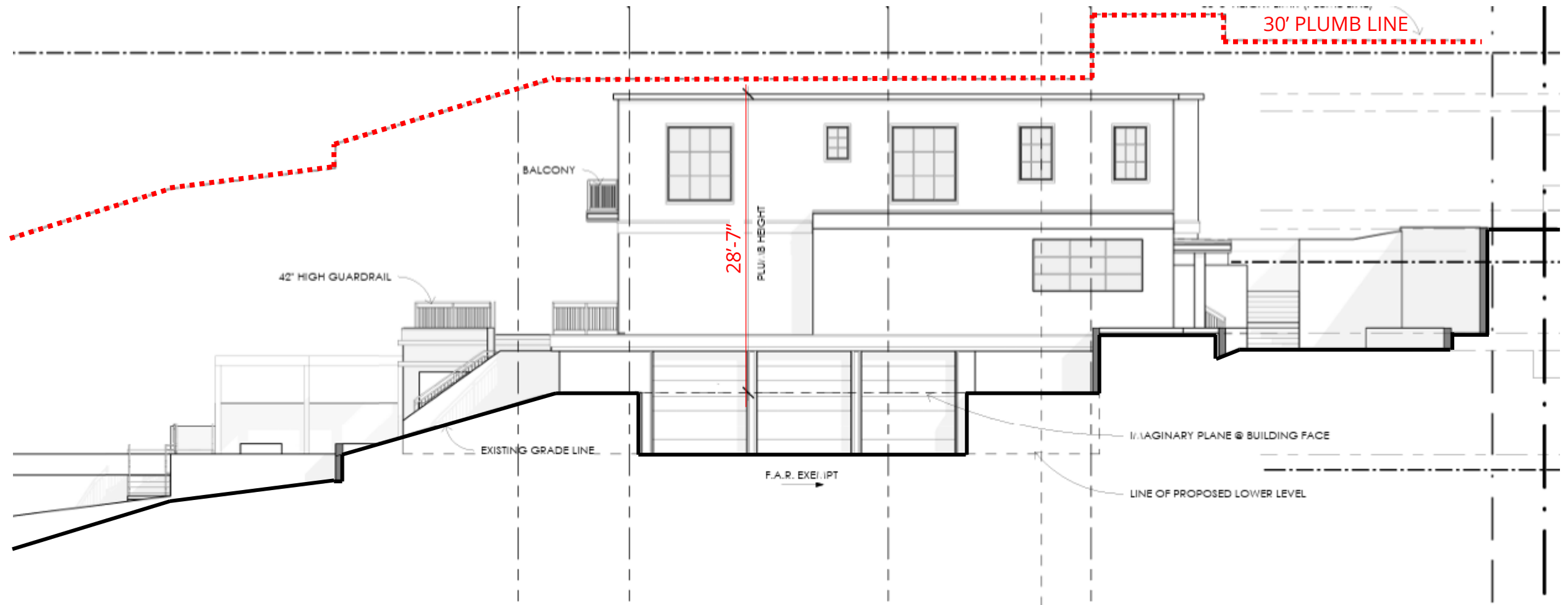


Lot One – West Elevation

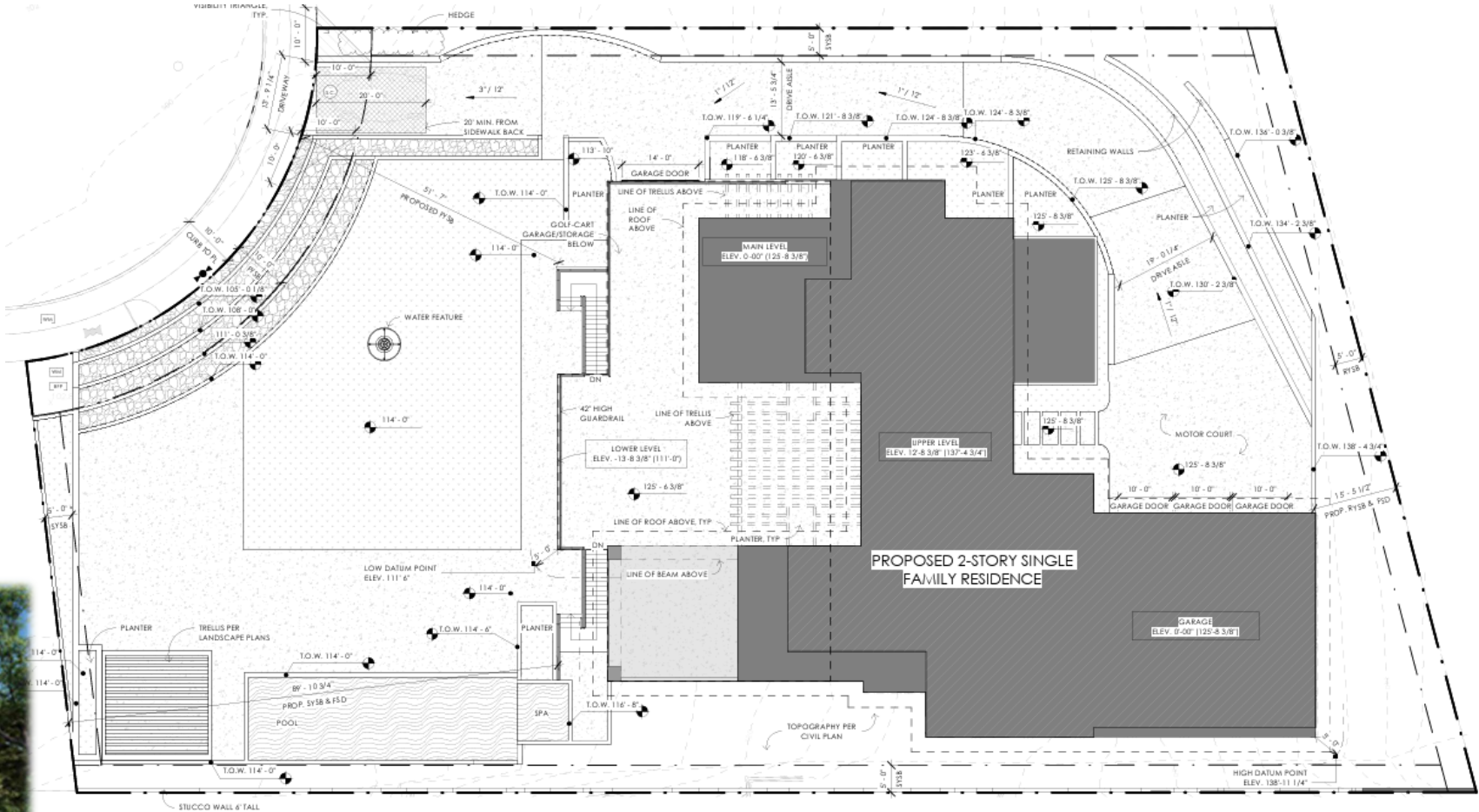
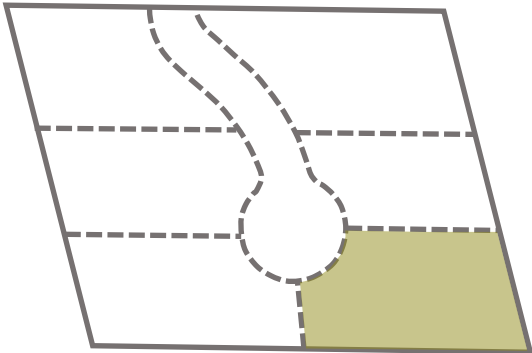


[illegible]

Lot Two – South Elevation

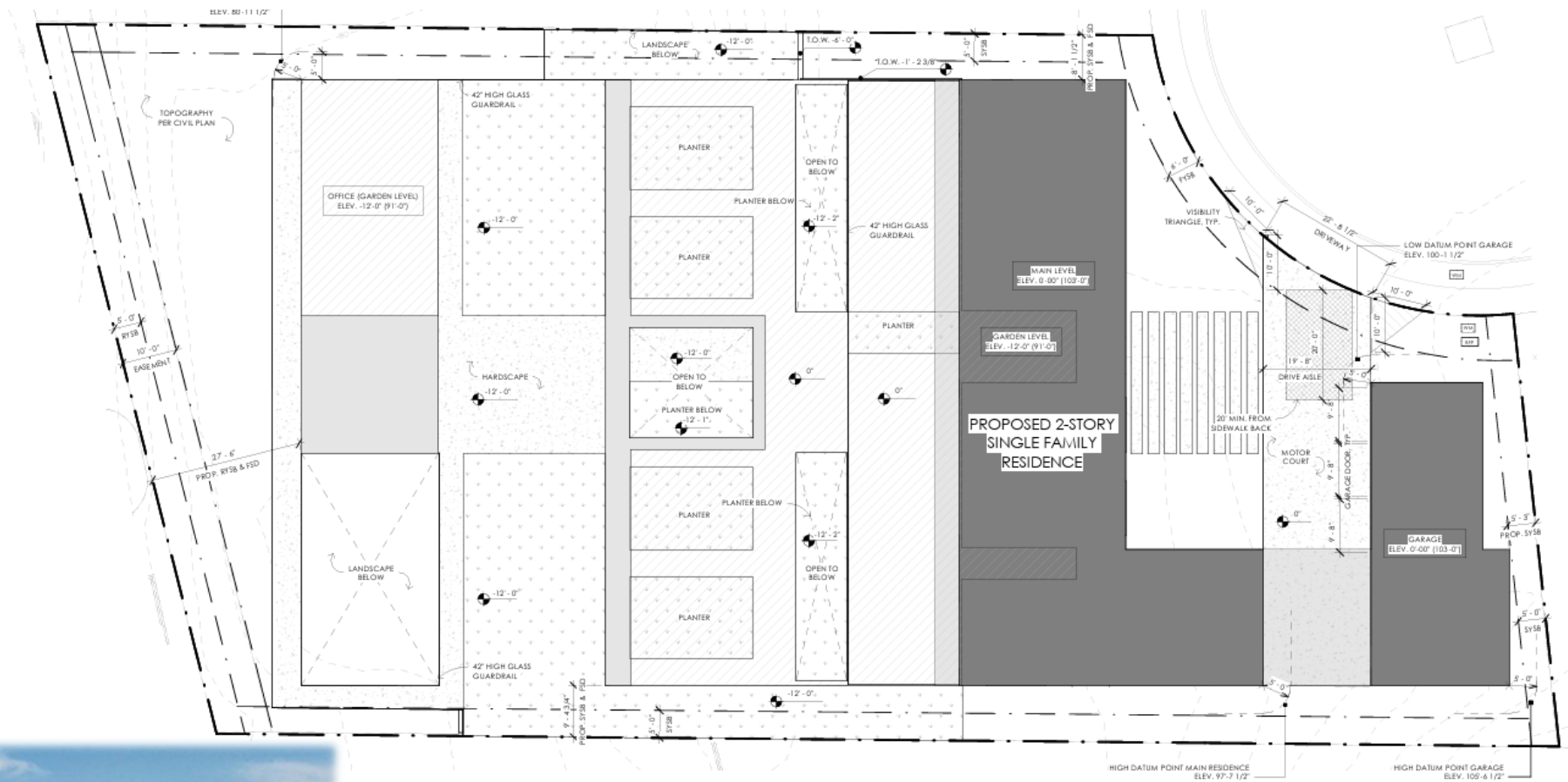
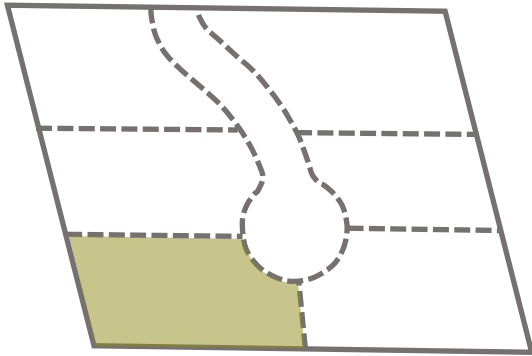


Lot Three

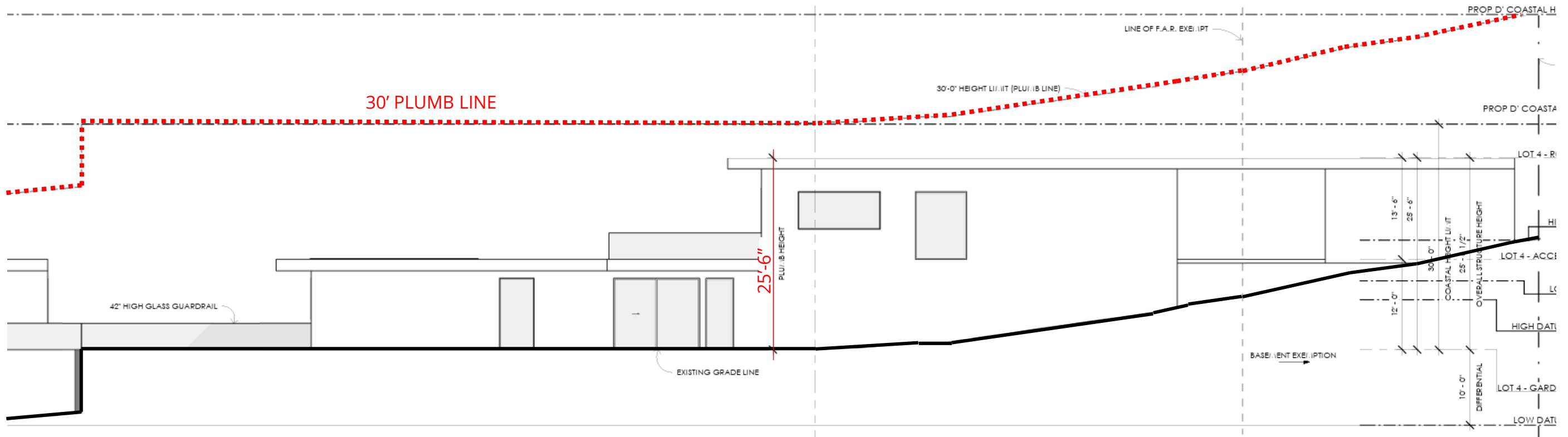


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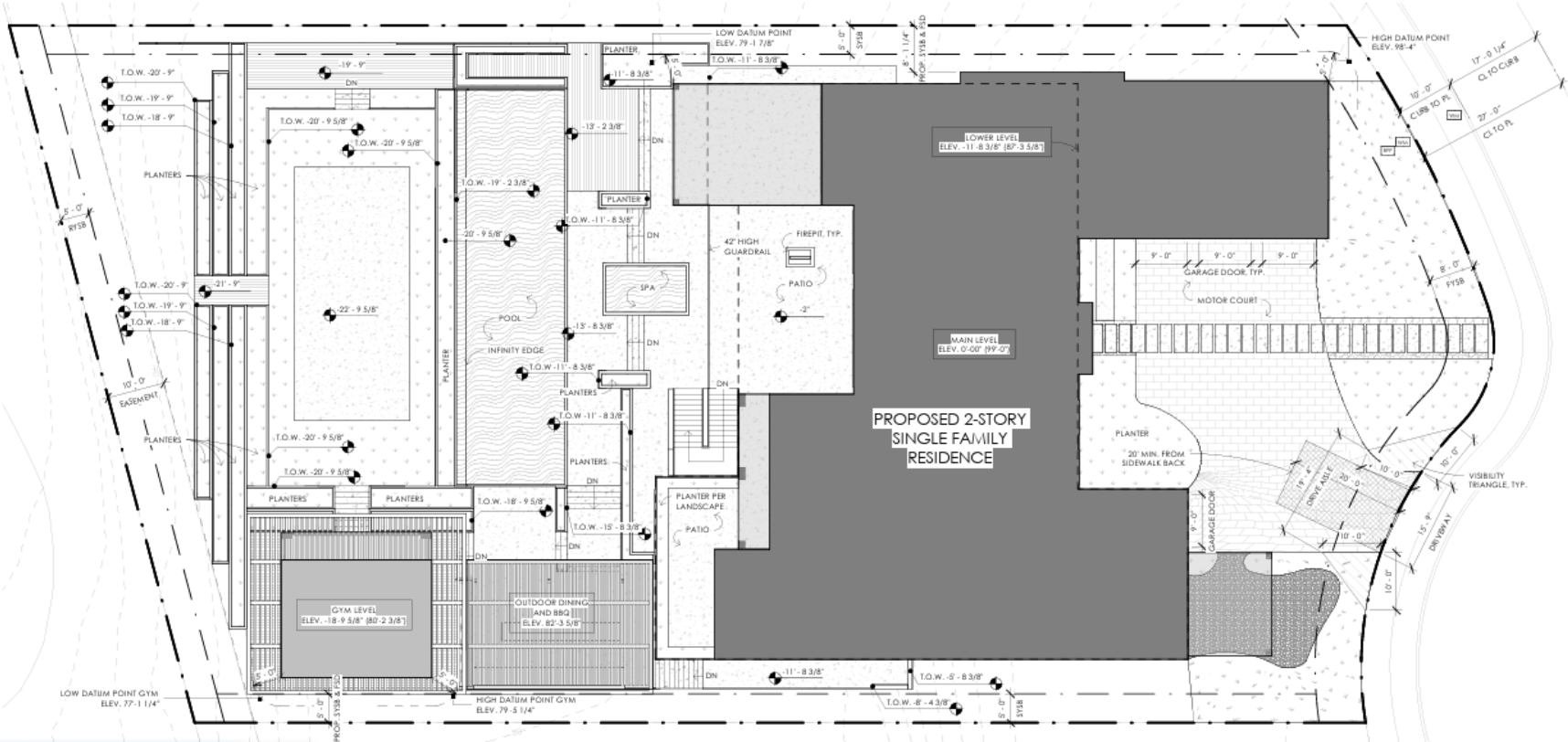
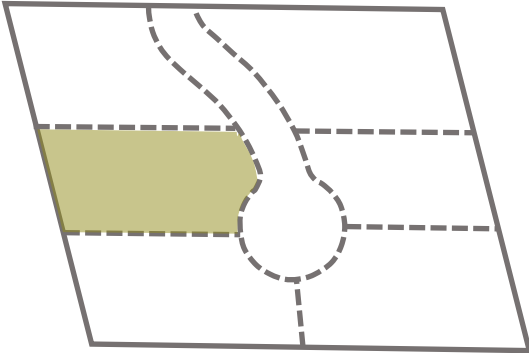
Lot Four



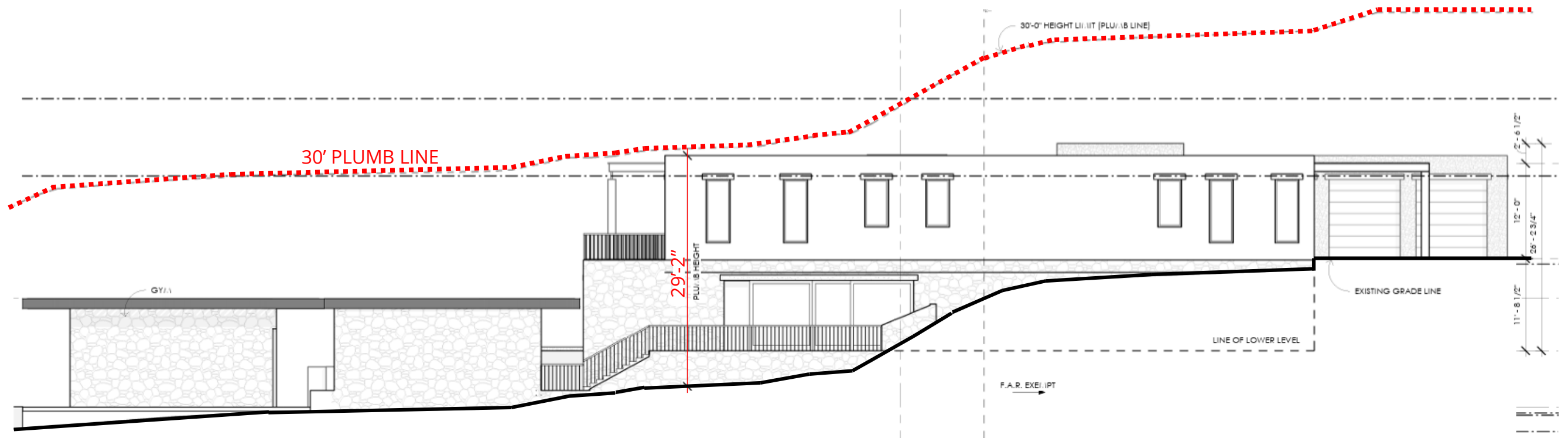
Lot Four – South Elevation



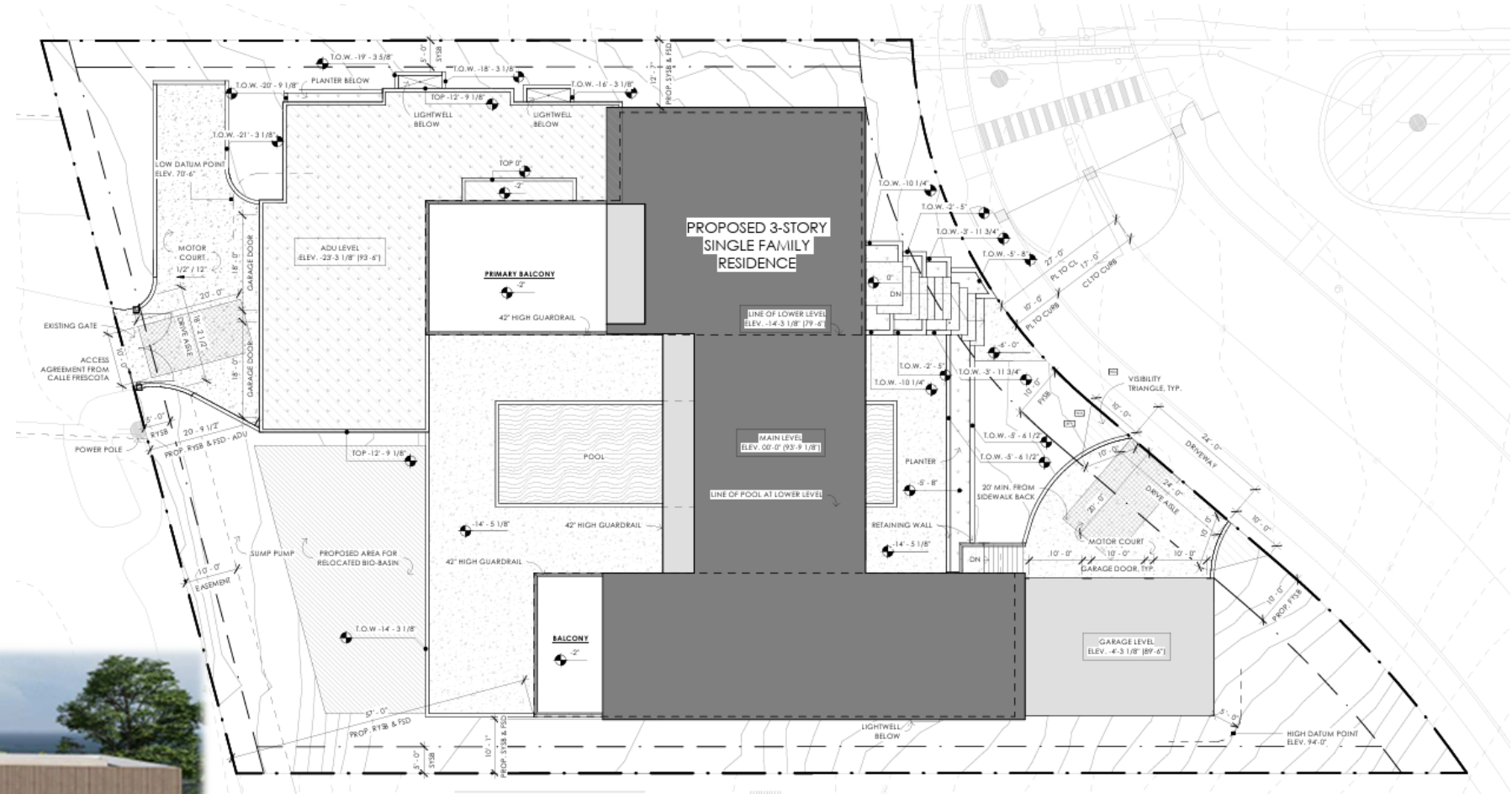
Lot Five



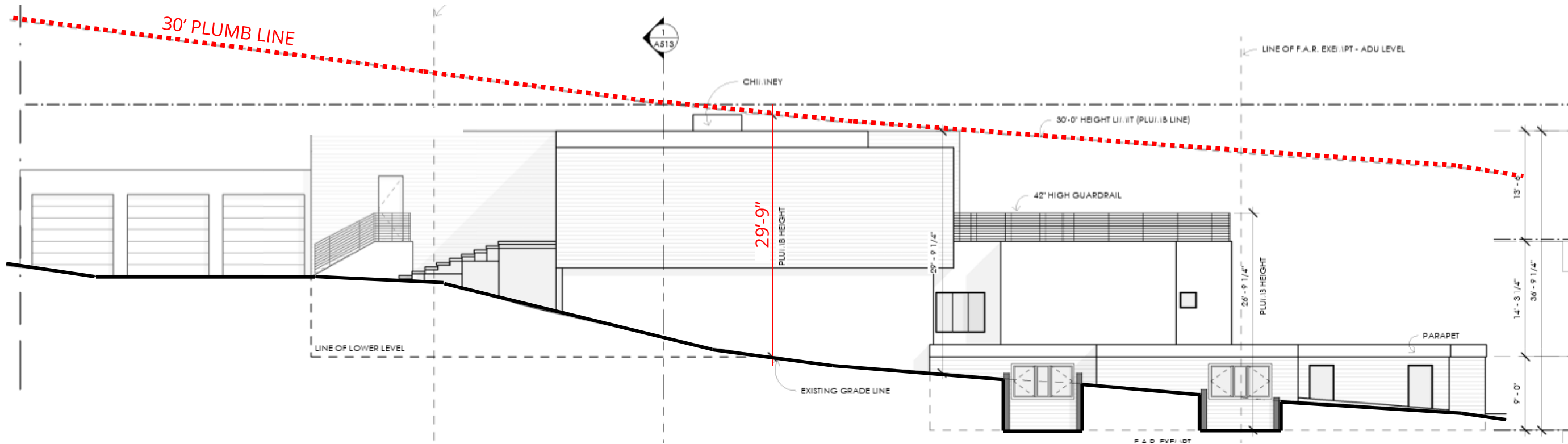
Lot Five – South Elevation



A diagram of a parallelogram divided into four quadrants by dashed lines. The top-left quadrant is shaded olive green. A dashed line with a circular loop is drawn across the quadrants.



Lot Six – North Elevation



Community Planning Group

Date: January 9, 2025

La Jolla Community Planning Association
-Approve (7-4-1) without conditions

Date: April 16, 2025

La Jolla Shores Planned District Advisory Board
-Deny (5-0-0)

La Jolla Shores Planned District Advisory Board

Public Concerns:

Inconsistencies with the neighborhood's character, including FAR, building height, and setbacks.

Advisory Board Concerns:

Grading and retaining walls

Non-conformance with the neighborhood's character: second-story articulation.

No Planned Development Permit

No CEQA document.

Project Opposition

Letter in opposition identified 11 items, including:

- Extent of **proposed grading and removal of mature trees**
- Location of **swimming pools within setbacks;**
- **Street frontage** requirements;
- 'General conformity' of **proposed setbacks;**
- **Retaining wall** height and location allowances;
- Plumb line **structure height;** and
- **Environmental analysis** requirements.

Staff Response to Project Opposition

- The previously disturbed site **does not contain ESL or natural hillsides**;
- Project complies with the **Grading and Landscape regulations**
- All proposed **swimming pools** are at-grade;
- **Street frontage** for all lots is in conformance with the LJSPD-SF Zone;
- The **proposed setbacks** conform to a 300-foot radius survey;
- The proposed height and location of **retaining walls** are in general conformance with the vicinity;
- Plumb line **structure height**, outdated elevations referenced;
- **Environmental analysis** Addendum to PEIR 92-0199.

Staff Recommendation

APPROVE

Coastal Development Permit No. 3213964,
Site Development Permit No. 3213965, and
Tentative Map No. 3213966

ADOPT

Addendum No. PRJ-1085883 to Program Environmental
Impact Report (PEIR) No. 92-0199 (SCH No.92071032)

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