



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 21, 2026 REPORT NO. HO-26-002

HEARING DATE: January 28, 2026

SUBJECT: 8081 Calle Del Cielo

PROJECT NUMBER: [PRI-1104216](#)

OWNER/APPLICANT: Carlsbad Village Development, LLC

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing one-story, 2,217 square-foot single-dwelling unit and construct a two-story single-dwelling unit over a basement, resulting in a total floor area of 15,890 square feet. The proposed development is located at [8081 Calle Del Cielo](#) within the La Jolla Community Plan and Local Coastal Land Use Plan area.

Proposed Actions:

1. APPROVE Coastal Development Permit No. [PMT-3250732](#) and Site Development Permit No. [PMT-3250733](#).

Fiscal Considerations: None. All costs associated with processing the application are recovered through a deposit account funded by the applicant.

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

Housing Impact Statement: The project proposes to demolish a single-dwelling unit and construct a new single-dwelling unit with no net loss of housing.

La Jolla Shores Planned District Advisory Board: On November 20, 2024, the La Jolla Shores Planned District Advisory Board voted 4-2-0 to recommend approval of the proposed project without conditions (Attachment 7).

Community Planning Group Recommendation: On December 5, 2024, the La Jolla Community Planning Association voted 9-0-1 to recommend approval of the proposed project without conditions (Attachment 6).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 17, 2025, and the opportunity to appeal that determination ended on October 31, 2025 (Attachment 8).

BACKGROUND

The 0.46-acre site, located at 8081 Calle Del Cielo, contains a one-story, 2,217-square-foot single-dwelling unit. The rear of the site slopes upward and includes non-native landscape and manufactured slopes. The site is zoned La Jolla Shores Planned District – Single Family (LJSPD-SF) and is within the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and the Very High Fire Hazard Severity Zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The site is not within the City's Multi-Habitat Planning Area (MHPA).

According to San Diego Municipal Code (SDMC) Section 143.0212, all projects that impact a parcel containing a structure older than 45 years must be reviewed to determine whether a potentially significant historical resource exists on the site prior to the issuance of a permit. On November 6, 2023, the Historical Resources staff evaluated the structure and concluded that it is not significant, nor eligible for historic designation under local, state or federal criteria.

DISCUSSION

Project Description:

The project proposes to demolish an existing single-dwelling unit and construct a new two-story single-dwelling unit over a basement. The proposed home would measure approximately 15,890 square feet and provide five off-street parking spaces. The proposed structure would reach a maximum height of 30 feet, consistent with the Coastal Height Limit Overlay Zone. The rear of the lot includes manufactured slopes and non-native landscape, which is included in the onsite brush management area.

Permits Required:

Development of the proposed project requires:

- A Process 2 Coastal Development Permit (CDP) per San Diego Municipal Code (SDMC) Section [126.0702\(a\)](#) is required for development within the Coastal Overlay Zone.
- A Process 3 Site Development Permit (SDP) per San Diego Municipal Code (SDMC) Section [126.0502\(a\)](#) and Section [126.0502\(b\)](#) is required for development within the La Jolla Shores Planned District.

Both actions are consolidated and processed as a Process Three Hearing Officer Decision per SDMC Section 112.0103, with appeals heard by the Planning Commission.

The La Jolla Shores Planned District Ordinance requires all building and structure setbacks to be in general conformity with those in the vicinity. The applicant 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 reveals Floor Area Ratios (FARs) between 0.09 and 0.50, front setbacks between 7 and 42 feet, side setbacks between 5 and 42 feet, and rear setbacks between 1 and 135 feet.

The project proposes an FAR of 0.49 where 0.50 is allowed. The project provides a 35-foot front setback; side yards of 5 feet at the first floor with 10 feet (north) and 13 feet (south) at the second floor; and a 30-foot rear setback. The proposed residence will be approximately 30 feet tall and will comply with the 30-foot coastal height limit. The project will also comply with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of 32 percent where 60 percent is allowed.

The project includes on-site stormwater treatment through bioretention and capture. The Biological Resource Assessment identifies the property as developed/disturbed upland (Tier IV) on the manufactured slopes and implements Brush Management with drought-tolerant revegetation. Standard nesting bird avoidance and construction BMPs apply.

The property lies within the City's Very High Fire Hazard Severity Zone and requires brush management. The project provides alternative compliance for the brush management zones (BMZ). It incorporates a 10-foot BMZ 1 and a 33-foot to 67-foot BMZ 2 and lists applicable ignition-resistant measures and materials. Fire sprinklers will be required given the limited defensible space for this project.

A preliminary geotechnical investigation, prepared by Christian Wheeler Engineering, identifies undocumented artificial fill beneath portions of the western pad overlying Ardash Shale; the existing fill is heterogeneous and potentially compressible and is not suitable to support settlement-sensitive improvements in its present condition. Foundations and other settlement-sensitive elements will extend through the fill to bear in competent Ardash Shale in accordance with the report's recommendations.

Specific requirements are included in the permit to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit conditions include implementing Best Management Practices necessary to comply with Grading Regulations of the SDMC; obtaining an encroachment maintenance and removal agreement for private improvements in the public right-of-way, subject to the approval of the City Engineer; and compliance with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

Community Plan Analysis:

The La Jolla 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; "In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D."

The project is designed to comply with all the development standards required by the underlying LJSPD SF zone, including density, setbacks, lot coverage and building height. In addition, the proposed development fits into the composition of development in the neighborhood, consisting predominantly of one- and two-story single-dwelling units and is consistent with the community plan as follows:

Residential Density: The Community Plan designates the site Residential Very Low Density (0-5 du/ac), characterized by single-dwelling units on individual lots. The project maintains one single-dwelling unit on a site with the prescribed land use and maintains the current density (up to 2 dwelling units for the 0.46-acre lot and therefore conforms to the land use designation and density range.

Community Character: As stated above, the project design is consistent with the development patterns of the neighborhood, including bulk and scale, density and setbacks. The applicant 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 reveals the following ranges: Floor Area Ratios (FARs) between 0.09 and 0.50, front setbacks between 7 and 42 feet, side setbacks between 5 and 42 feet, and rear setbacks between 1 and 135 feet. The project proposes an FAR of 0.49 where 0.50 is allowed. The project provides a 35-foot front setback; side yards of 5 feet at the first floor with 10 feet (north) and 13 feet (south) at the second floor; and a 30-foot rear setback which is compliant with the SDMC. The proposed residence will be approximately 30 feet tall and will comply with the 30-foot coastal height limit. The project will also comply with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of 32 percent where 60 percent is allowed. As conditioned, the project is compatible with the surrounding single-dwelling neighborhood.

30-Foot Height Limit: The project also conforms to the 30-foot maximum structure height allowed in the Coastal Height Limit Overlay Zone per SDMC Section 132.0505. The project proposes a maximum building height of 30 feet.

Coastal Access: The parcel lies upslope and approximately 0.4 miles from the Pacific Ocean; it is not between the first public road and the sea. No mapped or physical public accessways or view corridors traverse the site. Accordingly, the project does not diminish public access or protected public views consistent with the Local Coastal Program and Coastal Act Chapter 3 policies.

Conclusion:

Staff has reviewed the proposed project and addressed all issues identified during the review process in accordance with the adopted City Council policies, the Community Plan, and the Land

Development Code. The project complies with the demolition and construction requirements for the Coastal Development Permit and the Site Development Permit applicable to this site, as set forth in the SDMC, the La Jolla Community Plan, and the General Plan. The staff has provided draft findings and conditions supporting approval (Attachments 4 and 5) and recommends that the Hearing Officer approve the proposed project.

ALTERNATIVES

1. Approve Coastal Development Permit No. [PMT-3250732](#). Approve Site Development Permit No. [PMT-3250733](#), with conditions.
2. Deny Coastal Development Permit No. [PMT-3250732](#), if the findings required to approve the project cannot be affirmed. Deny Site Development Permit No. [PMT-3250733](#), if the findings required to approve the project cannot be affirmed.

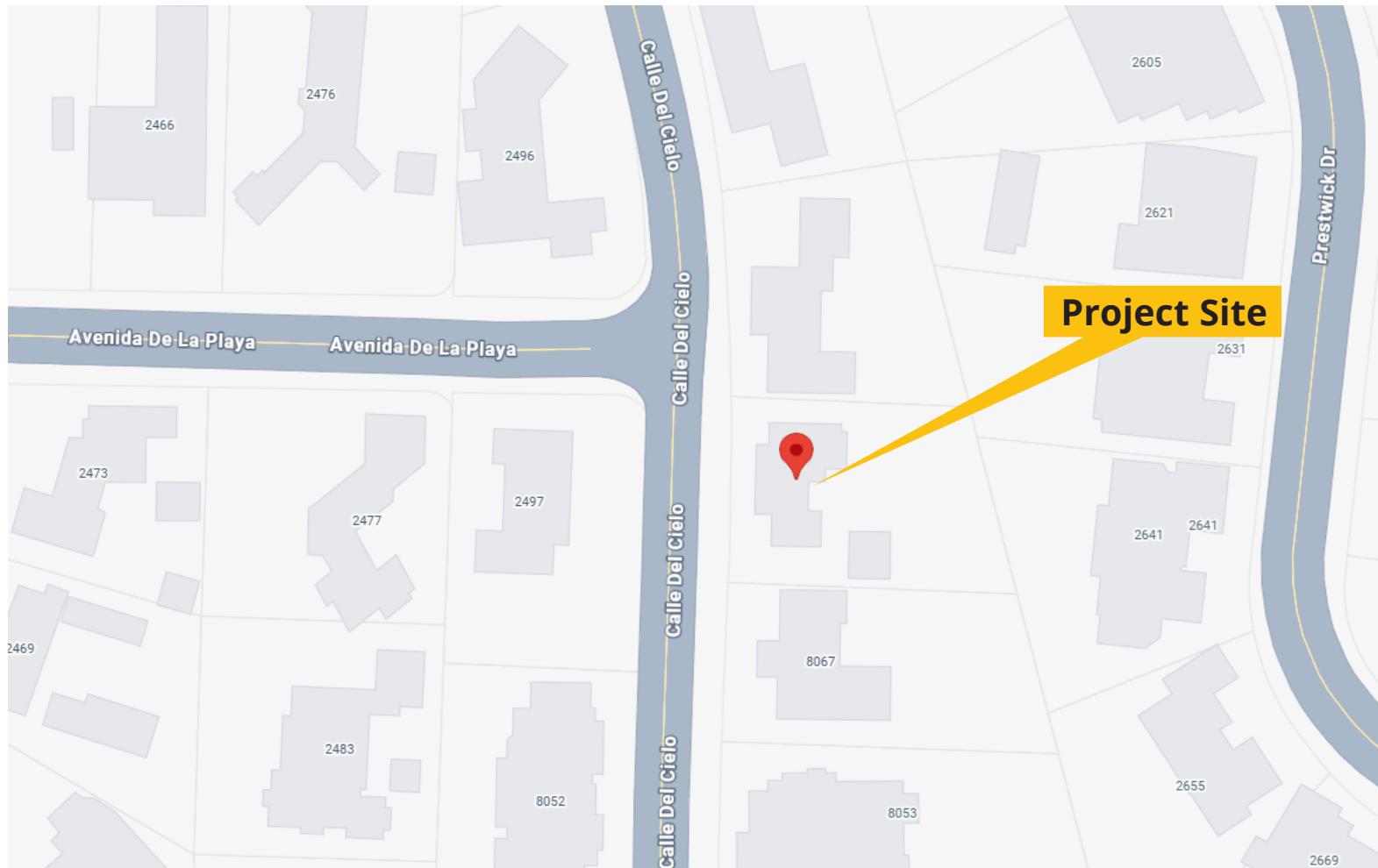
Respectfully submitted



John Norris
Development Project Manager
Development Services Department

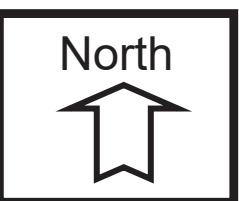
Attachments:

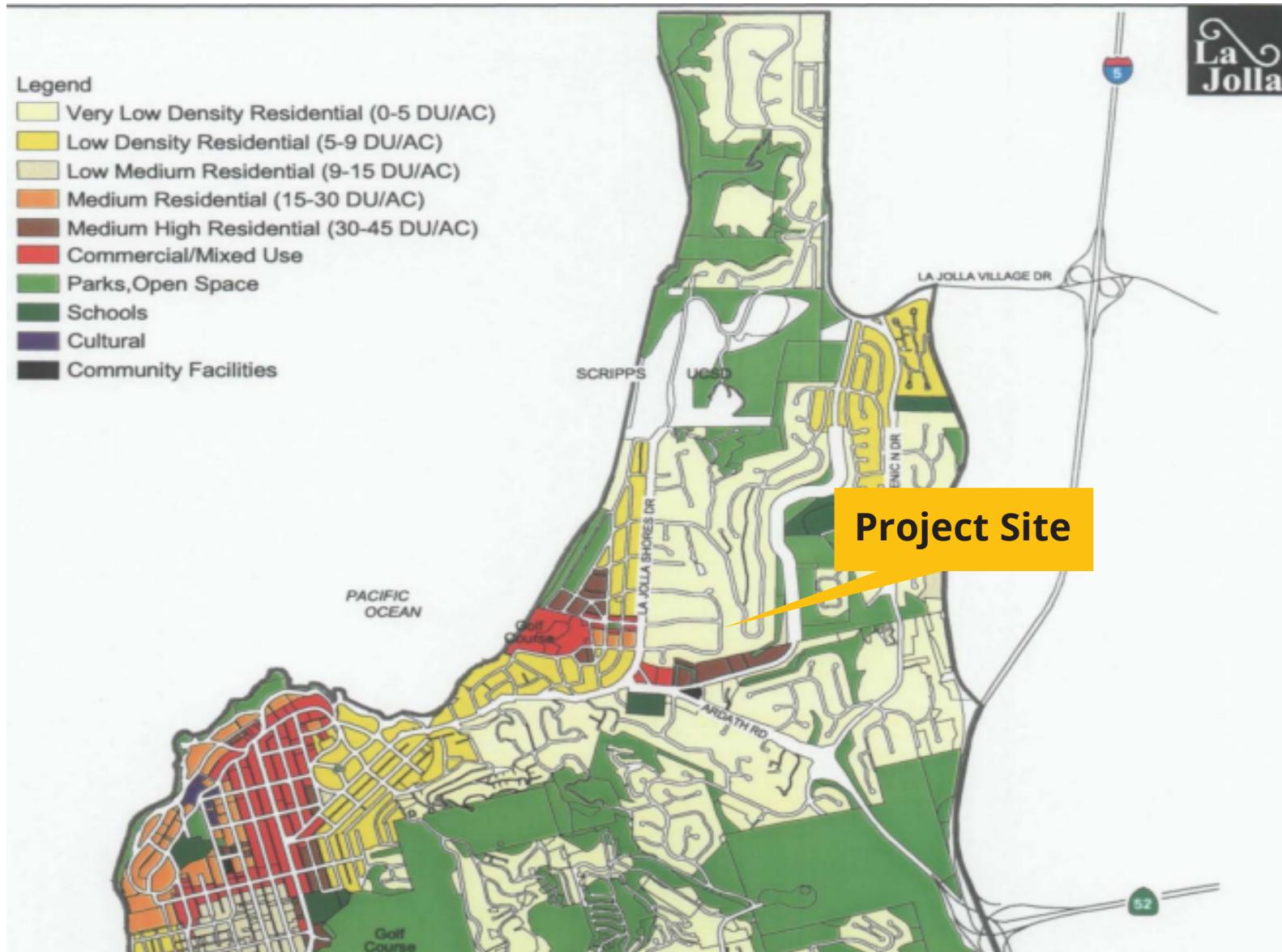
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. La Jolla Shores Planned District Advisory Board Recommendation
8. CEQA Exemption
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

8081 Calle Del Cielo
Project No. PRJ-1104216





Land Use Map

8081 Calle Del Cielo
Project No. PRJ-1104216





Aerial Photograph

8081 Calle Del Cielo
Project No. PRJ-1104216



HEARING OFFICER
RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. PMT-3250732
SITE DEVELOPMENT PERMIT NO. PMT-3250733
8081 CALLE DEL CIELO - PROJECT NO. PRJ-1104216

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. CARLSBAD VILLAGE DEVELOPMENT, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing one-story, 2,217-square-foot single-dwelling unit and detached garage and to construct a two-story single-dwelling unit over a basement, resulting in a total area of 15,890 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 8081 Calle Del Cielo project (Project).

B. The 0.46-acre project site is located at 8081 Calle Del Cielo within the La Jolla Community Plan in the LJSPD-SF (La Jolla Shores Planned District - Single Family) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Very High Fire Hazard Severity Zone, and a Transit Priority Area. The project site is legally described as: Lot 29 of La Jolla Del Norte Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4018, filed in the Office of the Office of the County Recorder of San Diego County, November 24, 1958, APN 346-422-01-00.

C. On October 17, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction), 15303 (New Construction of Conversion of Small Structures) and 15332 (In-fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by

San Diego Municipal Code Section 112.0520;

D. On January 28, 2026, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3250732 and Site Development Permit No. PMT-3250733 pursuant to the Land Development Code of the City of San Diego;

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. That it adopts the following findings with respect to Coastal Development Permit No. PMT-3250732 and Site Development Permit NO. PMT-3250733:

A. COASTAL DEVELOPMENT PERMIT (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.**

A Coastal Development Permit and Site Development Permit are required to demolish an existing one-story, 2,217 square-foot single-dwelling unit and replace it with a two-story single-family residence over a basement, resulting in a total area of 15,890 square foot. The proposed development, which includes five parking spaces, is located at 8081 Calle Del Cielo on a 0.46-acre site.

The project is located within the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Local Coastal Program Land Use Plan (Community Plan), approximately one mile east of the Pacific Ocean.

The site is 0.4 miles from the nearest public access way to the sea, and Kellogg Park-La Jolla Shores Beach. The site will not encroach upon any physical accessway or view corridor, viewshed, or scenic overlook per Figure 9 of the Community Plan. A primary goal in the Community Plan is to "maintain the identified public views to and from these amenities in order to achieve a beneficial relationship between the natural or unimproved and developed areas of the community." 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.

Consequently, the proposed coastal development will not encroach upon any existing physical accessway legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. It is anticipated that the proposed coastal development will serve to enhance and safeguard public views of and along the ocean and other scenic coastal areas as delineated in the Local Coastal Program land use plan.

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

No environmentally sensitive lands as defined by SDMC Section 143.0110 are located on the site. The site does contain slopes over 25 percent, but they are not naturally occurring. A portion of the site was previously graded for the existing single dwelling, hardscape, and landscape. The elevation of the graded portion of the site is 167.78 feet above median sea level (AMSL) in the front yard to 167.63 feet AMSL in the usable rear yard area. A vegetated slope is also onsite, falling from 166.84 feet AMSL in the front yard to a low point of 146.57 feet AMSL at the northwest corner of the site.

The site is within the Very High Fire Hazard Severity Overlay Zone and a Brush Management plan has been developed for the site and is included as a condition of approval. Brush Management Zone One (BMZ 1) shall extend from the existing dwelling out to the top of slope, a distance of 10 linear feet. Brush Management Zone Two (BMZ 2) shall extend from the top of slope out towards the rear property line, a distance of 33 to 67 linear feet. Plants within BMZ 1 shall be primarily low-growing, low-fuel, and fire-resistive, with the exception of trees, which shall be located at least 10 feet away from structures. Structures in BMZ 1 shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction. BMZ 2 shall be trimmed to reduce fuel load consistent with the San Diego Municipal Code Landscape Standards and maintained seasonally to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures.

The drainage system on the site has been designed to minimize stormwater runoff into adjacent areas as a result of new construction.

Therefore, the proposed coastal development will not 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 land use designation for the site in the Community Plan is Very Low Density Residential (0-5 dwelling units per acre du/ac) and is zoned as La Jolla Shores Planned District (LJSPD) - Single Family. The site is 0.46 acres and proposes one

dwelling unit, which is in conformance with the plan density of 0-5 du/ac and zone.

The Community Plan Residential Element, Community Character Policies advocate for new development to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures.

The LJSPD-SF base zone does not enforce prescriptive setbacks but instead mandates development to generally conform to the building setbacks within the 300-foot vicinity of the site.

The applicant 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 reveals the following ranges: Floor Area Ratios (FARs) between 0.09 and 0.50, front setbacks between 7 and 42 feet, side setbacks between 5 and 42 feet, and rear setbacks between 1 and 135 feet.

The project proposes an FAR of 0.49 where 0.50 is allowed. The project provides a 35-foot front setback; side yards of 5 feet at the first floor with 10 feet (north) and 13 feet (south) at the second floor; and a 30-foot rear setback which is compliant with the SDMC. The proposed residence will be approximately 30 feet tall and will comply with the 30-foot coastal height limit. The project will also comply with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of 32 percent where 60 percent is allowed.

The survey of the surrounding neighborhood shows that the project conforms to the scale, mass, and height of surrounding properties and is in conformance with the Community Plan land use, and SDMC regulations for density, setbacks, FAR, and coastal height. Additionally, the structures onsite were found not to meet local historic designation criteria. Consequently, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The subject property is approximately 0.4 miles from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Further, the project site does not contain a public access way, recreational resources, or view corridors and would not encroach upon beaches or the coastline access way or recreational areas. 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.

See Findings A.1.a and A.1.c, above, herein incorporated by reference, which demonstrate the proposed development will not adversely affect the applicable community plan and Local Coastal Program land use plan.

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

See Finding A.1.b above, herein incorporated by reference, which demonstrates that the project will not be detrimental to the public health, safety, and welfare. In addition, the permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project.

Conditions include the reconstruction of city standard curb, gutter and sidewalk; and grading, landscape and brush management conditions that implement the requirements of the SDMC. The project will implement Best Management Practices and will comply with storm water standards. The construction plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. Such conditions are necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

See the response to finding A.1.c. above, herein incorporated by reference, which demonstrates that the proposed development will comply with the applicable regulations of the Land Development Code and no deviations were requested.

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

are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3250732 and Site Development Permit No. PMT-3250733 are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3250732 and Site Development Permit No. PMT-3250733, a copy of which is attached to and made a part of this Resolution by this reference.

John Norris
Development Project Manager
Development Services

Adopted on: January 28, 2026

IO#: 24009698

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

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

INTERNAL ORDER NUMBER: 24009698

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3250732
SITE DEVELOPMENT PERMIT NO. PMT-3250733

8081 CALLE DEL CIELO
PROJECT NO. PRJ-1104216
HEARING OFFICER

This Coastal Development Permit No. PMT-3250732 and Site Development Permit No. PMT-3250733 is granted by the Hearing Officer of the City of San Diego to Carlsbad Village Development, LLC, a California Limited Liability Company, Owner, pursuant to San Diego Municipal Code [SDMC] Sections 126.0702 (a) and 126.0708 (a). The 0.46-acre site is located at 8081 Calle Del Cielo in the La Jolla Planned District-Single Family Zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Transit Priority Area, and Very High Fire Hazard Severity Zone within the La Jolla Community Planning area. The project site is legally described as: LOT 29 OF LA JOLLA DEL NORTE UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4018, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 24, 1958.

Subject to the terms and conditions set forth in these Permits, permission is granted to Owner to demolish an existing one-story single-dwelling unit and build a two-story 15,890 square-foot single-dwelling unit over basement with five parking spaces at 8081 Calle Del Cielo described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 28, 2026, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 2,217-square-foot single dwelling unit;
- b. Construction of a new 15,890-square-foot dwelling unit with an attached garage;
- c. Landscaping (planting, irrigation and landscape-related improvements);
- d. Off-street parking;

- e. 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 February 12, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

ATTACHMENT 5

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 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, 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 Owner/Permittee.

ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional right-of-way along Calle Del Cielo for a 12-foot-wide parkway satisfactory to the City Engineer.

11. Prior to the issuance of any building permit, 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, satisfactory to the City engineer.

ATTACHMENT 5

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway per current City standards adjacent to the site on Calle Del Cielo, satisfactory to the City Engineer.
13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, mailbox, curb outlets, and retaining walls located within the City's right-of-way, satisfactory to the City Engineer.
14. The drainage system proposed for this development is private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permit, 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 City of San Diego Municipal Code, to the satisfaction of the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2, and Appendix 'D' of the City of San Diego Storm Water Standards Manual.
18. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the applicant shall ensure that no dry weather flows are discharged to the receiving storm conveyance system in accordance with Area of Special Biological Significance (ASBS) requirements.

LANDSCAPE REQUIREMENTS:

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

ATTACHMENT 5

22. 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, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

25. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

26. Zone Two Reduction w/ Alternative Compliance: The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 10-ft. width with a corresponding Zone Two of 26'-6" to 60'-7" in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a ten-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on January 28, 2026, and **Approved Resolution Number,**

ATTACHMENT 5

Coastal Development Permit No. PMT-3250732
Site Development Permit No. PMT-3250733
Date of Approval: January 28, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John Norris
Development Project Manager

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

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.

Carlsbad Village Development, LLC
Owner/Permittee

By _____
Michael Akavan
Managing Member

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

Visit our web site at 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

Action Item Record

Date of Agenda: 11/20/2024

Project: PRJ-1104216

Item: 10

Presenter: Claude Anthony Marengo

Address: 8081 Calle del Cielo

Description: Proposal to demolish an existing 2,217.56 sq ft single-story home and build a 2-story single-family residence over basement for a total of 16,493.70 sq ft and 4 parking spaces.

Recommendation:

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

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

Board Signatures

Board Member	Support	Oppose	Abstain
Jane Potter	<i>Jane Potter</i>		
Suzanne Weissman	<i>Suzanne Weissman</i>		
Herbert Lazerow	<i>Herb Lazerow</i>		
Kathleen Neil		<i>Kathleen Neil</i>	
Philip Wise	<i>Philip Wise</i>		
Sherri Lightner	<i>Sherri Lightner</i>		
Janie Emerson	<i>Janie Emerson</i>		

Jane Potter

Chairperson



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 17, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009698

PROJECT NAME / NUMBER: 8081 Calle Del Cielo/ PRJ-1104216

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8081 Calle Del Cielo, San Diego, CA 92037

PROJECT DESCRIPTION: Coastal Development Permit and Site Development Permit to demolish an existing 2,217 square-foot single-story residence and construct a two-story single-family residence over a basement for a total of 15,890 square feet, including a 5-car garage located at 8081 Calle Del Cielo. The 0.46-acre site is in the La Jolla Specific Plan Development- Single Family Base Zone and Coastal Overlay Zone (non-appealable) in the La Jolla Community Plan area. Council District 1.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction which allows the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to demolish a 2,217 square foot single-family residence and construct a new 15,890 square foot single-family home with a basement and 5-car garage on the same site as the demolished home. The proposed project will have substantially the same purpose and capacity as the replaced residence. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section

15303 allows for the construction and location of a limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another, where only minor modifications are made in the exterior of the structure. Section 15303(a) allows one single-family residence, or second dwelling unit in a residential zone. The proposed project is the construction of a single-family home in a residential zone. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation and policies, as well as applicable zoning designation and regulations. The 0.46-acre project site occurs within the City's jurisdictional limits, is surrounded by similar residential uses and is less than five acres in size. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services, as it is located within an urban area with services present. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; would not result in any physical changes visible from a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

DEVELOPMENT PROJECT MANAGER:

John Norris

MAILING ADDRESS:7650 Mission Valley Road, MS DSD-2A, San Diego, CA
92108**PHONE NUMBER / EMAIL:**(619) 446-5432 / jnorris@sandiego.gov

On October 17, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (October 31, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal

filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 10/16/25

REMOVED: _____

POSTED BY: Myra Lee

 City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h2>Ownership Disclosure Statement</h2>	FORM DS-318 October 2017
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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: Akavan Residence **Project No. For City Use Only:** _____

Project Address: 8081 Calle del Cielo, La Jolla CA 92037

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.

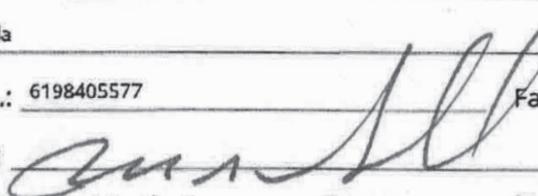
Property Owner

Name of Individual: Michael Akavan on behalf of Carlsbad Village Development LLC Owner Tenant/Lessee Successor Agency

Street Address: 8081 Calle del Cielo

City: La Jolla State: CA Zip: 92037

Phone No.: 6198405577 Fax No.: _____ Email: makavan@ma-engr.com

Signature:  Date: _____

Additional pages Attached: Yes No

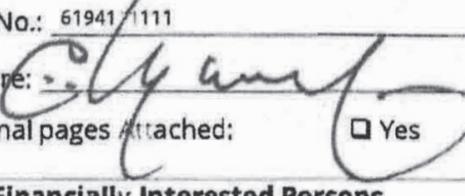
Applicant

Name of Individual: Claude Anthony Marengo Owner Tenant/Lessee Successor Agency

Street Address: 7724 Girard Ave.

City: La Jolla State: CA Zip: 92037

Phone No.: 6194171111 Fax No.: 8584593768 Email: camarengo@m2a.io

Signature:  Date: 09/27/2023

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



**Marengo
Morton
Architects**
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA



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Akavan Residence

8081 Calle del Cielo
La Jolla, CA 92037