

Project Site

ATTACHMENT 1

Project Site



Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

Attachment 2



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: 24010024

SITE DEVELOPMENT PERMIT NO. PMT-3318269
7856 LA JOLLA VISTA DRIVE - PROJECT NO. PRJ-1123371
HEARING OFFICER

This Site Development Permit Number PMT-3318269 is granted by the Hearing Officer of the City of San Diego to HEME VC PROPERTY LLC, a Delaware Limited Liability Company, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0505. 1.52-acre site is located at 7856 La Jolla Vista Drive within the La Jolla Community Plan in the LJSPD-SF (La Jolla Shores Planned District, Single Family) zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the ALUCP Airport Influence Area for MCAS Miramar, (Review Area 2), the Coastal Height Limit Overlay Zone, and within a Very High Fire Hazard Severity Zone. The project site is legally described as:

PARCEL 1: ALL THAT PORTION OF LOT 1290 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER, OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE CONCRETE CITY MONUMENT MARKING THE CORNER COMMON TO LOTS 1265, 1266 AND 1289 AND 1290 OF SAID PUEBLO LANDS; THENCE NORTH 14 DEGREES 14' 52" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1290, A DISTANCE OF 402 FEET TO A POINT; THENCE NORTH 74 DEGREES 12' EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1290, A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST WESTERLY CORNER OF A PARCEL OF LAND CONVEYED BY RAY CLARKE ROSE AND WIFE TO NELLIE J. HILL BY DEED DATED APRIL 14, 1925 AND RECORDED IN BOOK 1067, PAGE 471 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE CONTINUING NORTH 74 DEGREES 12' EAST ALONG THE NORTHERLY LINE OF SAID PARCEL SO CONVEYED TO NELLIE J. HILL, A DISTANCE OF 300 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE NORTH 14 DEGREES 14' 52" WEST A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 74 DEGREES 12' WEST A DISTANCE OF 300 FEET TO A POINT; THENCE SOUTH 14 DEGREES 14' 52" EAST, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: AN EASEMENT FOR PUBLIC UTILITY AND ROAD PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT A POINT ON THE BOUNDARY LINE BETWEEN SAID

PUEBLO LOT 1290 AND PUEBLO LOT 1266, DISTANT THEREON NORTH 74 DEGREES 12' EAST, 235 FEET FROM THE SOUTHWESTERLY CORNER OF SAID PUEBLO LOT 1290; THENCE NORTH 14 DEGREES 14' 52" WEST A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO EDWARD W. HUMPHREYS AND WIFE BY DEED DATED JANUARY 28, 1925 AND RECORDED IN BOOK 1071, PAGE 75 OF DEEDS; THENCE NORTH 74 DEGREES 12' EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND A DISTANCE OF 50.5 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO MARY DANFORTH NOLAN, ET AL, BY DEED DATED JUNE 4, 1925 AND RECORDED IN BOOK 1095, PAGE 254 OF DEEDS; THENCE NORTH 14 DEGREES 14' 52" WEST ALONG THE SOUTHWESTERLY LINE OF SAID NOLAN'S LAND AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 400 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO ELVIRA B. WRIGHT BY DEED DATED JUNE 4, 1925 AND RECORDED IN BOOK 1095, PAGE 256 OF DEEDS; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 50.5 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO ELMER NORTHROP AND WIFE BY DEED DATED FEBRUARY 27, 1926 AND RECORDED IN BOOK 1159, PAGE 430 OF DEEDS; THENCE SOUTH 14 DEGREES 14' 52" EAST ALONG THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF OF SAID NORTHROPS LAND, A DISTANCE OF 402 FEET TO THE TRUE POINT OF BEGINNING. THE NORTHWESTERLY LINE OF SAID EASEMENT AND RIGHT OF WAY BEING COINCIDENT WITH A PORTION OF THE SOUTHEASTERLY BOUNDARY OF THE EASEMENT AND RIGHT OF WAY GRANTED TO UBALDO CLAUDIO D'ERRICO AND WIFE BY DEED DATED MAY 20, 1947, AND RECORDED IN BOOK 2418, PAGE 357 OF OFFICIAL RECORDS. SAID EASEMENT IS FOR THE BENEFIT OF THE APPURTENANT TO THE PROPERTY CONVEYED BY THIS DEED AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HEREAFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF.

PARCEL 3: THE WEST 25 FEET OF THE NORTHERLY 200 FEET OF THE SOUTHERLY 602 FEET OF LOT 1290 OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAPS NO. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for modifications and additions to an existing single dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2026, on file in the Development Services Department.

The project shall include:

- a. Modifications and additions to an existing 4,764-square-foot one-story single dwelling unit to create a new, one-story 5,457-square-foot single dwelling unit within a structure that encompasses 7,030 square feet of lot area. Modifications and additions include:
 - Modifications include 1,768 square feet of demolition and a 3,010 square foot remodel of the existing structure.

- Additions include the construction of a new detached 694 square foot accessory dwelling unit (ADU) that is separated from the primary structure by a covered exterior overhang, which will serve as a new attached carport, a new, detached 818-square-foot garage to the west of the primary structure, near Revelle Drive, and a new, detached 61-square-foot tennis pavilion.
- b. Off-street parking;
 - c. New retaining walls, a new swimming pool, and other site improvements as shown on Exhibit A;
 - d. 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 March 11, 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.

8. 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.

9. 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.

10. 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:

11. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the non-standard driveways, curb outlet, landscaping and irrigation within the right-of-way, subject to the City Engineer's approval.
12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City Standard curb and gutter adjacent to the site on La Jolla Vista Drive, as shown on Exhibit A, satisfactory to the City Engineer.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. The developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs).
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 conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
16. The project proposes to export 1,341 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.
18. 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.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report (Stormwater Quality Management Plan) that will be subject to final review and approval by the City Engineer based on the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.
20. Prior to any construction permit, the development of this project shall comply with all permanent 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.

21. Prior to any construction permit, the development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

23. 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.

24. 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 toward the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

25. 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.

26. 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:

27. 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.

- The Brush Management Program shall consist of a modified Zone One of 80 feet in width with no Zone Two required, extending out from the structure toward the native/naturalized vegetation, consistent with §142.0412.

PLANNING/DESIGN REQUIREMENTS:

28. 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.

29. 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.

30. 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 February 25, 2026, and [Approved Resolution Number].

ATTACHMENT 3

SITE DEVELOPMENT PERMIT NO. PMT-3318269
Date of Approval: March 11, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Robin MacCartee
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.

Heme VC Property LLC
Owner/Permittee

By _____
DANIEL COPPEL GARCIAD
President
Heme VC Properties

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

HEARING OFFICER RESOLUTION NO. HO-26-010
SITE DEVELOPMENT PERMIT NO. PMT-3318269
7856 LA JOLLA VISTA DRIVE - PROJECT NO. PRJ-1123371

RECITALS

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

A. HEME VC PROPERTY LLC, a Delaware Limited Liability Company, Owner/ Permittee, submitted an application to the City of San Diego for a Site Development Permit for modifications and additions to an existing single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 7856 La Jolla Vista Drive project (Project).

B. The project site is legally described as:

PARCEL 1: ALL THAT PORTION OF LOT 1290 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER, OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE CONCRETE CITY MONUMENT MARKING THE CORNER COMMON TO LOTS 1265, 1266 AND 1289 AND 1290 OF SAID PUEBLO LANDS; THENCE NORTH 14 DEGREES 14' 52" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1290, A DISTANCE OF 402 FEET TO A POINT; THENCE NORTH 74 DEGREES 12' EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1290, A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST WESTERLY CORNER OF A PARCEL OF LAND CONVEYED BY RAY CLARKE ROSE AND WIFE TO NELLIE J. HILL BY DEED DATED APRIL 14, 1925 AND RECORDED IN BOOK 1067, PAGE 471 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE CONTINUING NORTH 74 DEGREES 12' EAST ALONG THE NORTHERLY LINE OF SAID PARCEL SO CONVEYED TO NELLIE J. HILL, A DISTANCE OF 300 FEET TO THE MOST NORTHERLY CORNER

THEREOF; THENCE NORTH 14 DEGREES 14' 52" WEST A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 74 DEGREES 12' WEST A DISTANCE OF 300 FEET TO A POINT; THENCE SOUTH 14 DEGREES 14' 52" EAST, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: AN EASEMENT FOR PUBLIC UTILITY AND ROAD PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT A POINT ON THE BOUNDARY LINE BETWEEN SAID PUEBLO LOT 1290 AND PUEBLO LOT 1266, DISTANT THEREON NORTH 74 DEGREES 12' EAST, 235 FEET FROM THE SOUTHWESTERLY CORNER OF SAID PUEBLO LOT 1290; THENCE NORTH 14 DEGREES 14' 52" WEST A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO EDWARD W. HUMPHREYS AND WIFE BY DEED DATED JANUARY 28, 1925 AND RECORDED IN BOOK 1071, PAGE 75 OF DEEDS; THENCE NORTH 74 DEGREES 12' EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND A DISTANCE OF 50.5 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO MARY DANFORTH NOLAN, ET AL, BY DEED DATED JUNE 4, 1925 AND RECORDED IN BOOK 1095, PAGE 254 OF DEEDS; THENCE NORTH 14 DEGREES 14' 52" WEST ALONG THE SOUTHWESTERLY LINE OF SAID NOLAN'S LAND AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 400 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO ELVIRA B. WRIGHT BY DEED DATED JUNE 4, 1925 AND RECORDED IN BOOK 1095, PAGE 256 OF DEEDS; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 50.5 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO ELMER NORTHROP AND WIFE BY DEED DATED FEBRUARY 27, 1926 AND RECORDED IN BOOK 1159, PAGE 430 OF DEEDS; THENCE SOUTH 14 DEGREES 14' 52" EAST ALONG THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF OF SAID NORTHROPS LAND, A DISTANCE OF 402 FEET TO THE TRUE POINT OF BEGINNING. THE NORTHWESTERLY LINE OF SAID EASEMENT AND RIGHT OF WAY BEING COINCIDENT WITH A PORTION OF THE SOUTHEASTERLY BOUNDARY OF THE EASEMENT AND RIGHT OF WAY GRANTED TO

UBALDO CLAUDIO D'ERRICO AND WIFE BY DEED DATED MAY 20, 1947, AND RECORDED IN BOOK 2418, PAGE 357 OF OFFICIAL RECORDS. SAID EASEMENT IS FOR THE BENEFIT OF THE APPURTENANT TO THE PROPERTY CONVEYED BY THIS DEED AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HEREAFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF.

PARCEL 3: THE WEST 25 FEET OF THE NORTHERLY 200 FEET OF THE SOUTHERLY 602 FEET OF LOT 1290 OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAPS NO. 36.

C. On December 10, 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 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) 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 February 25, 2026, the Hearing Officer considered Site Development Permit Number PMT-3318269 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. The Hearing Officer adopts the following findings with respect to Site Development Permit Number PMT-3318269.

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

I. The proposed development will not adversely affect the applicable land use plan.

The 1.52-acre site is located at 7856 La Jolla Vista Drive in the La Jolla Community Plan (Community Plan) area within the LJSPD-SF (La Jolla Shores Planned District, Single Family) zone. The Community Plan designates the area as Very Low Density Residential, with 0-5 dwelling units per acre. This designation would allow up to seven dwelling units on the project site, with only one being proposed. The Accessory Dwelling Unit (ADU) does not count towards the projects density total pursuant to [San Diego Municipal Code \(SDMC\), section 141.0302\(b\)\(6\)](#). Therefore, the project follows the density regulation and meets the Community Plan's Residential Land Use Policy (pg. 70) to, "Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density."

The Residential Land Use section of the Community plan also includes the following goals (pg. 67):

- Provide a high-quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space.
- Promote the development of a variety of housing types and styles in La Jolla.
- Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures.

The proposed project meets these goals by orienting the structure west, towards the Pacific Ocean, respecting the relationship towards the sea. Additionally, the single-story structure follows the east-to-west contours of the existing hillside topography by placing the primary dwelling unit on the east side of the property. The design of the property will maintain the relationship with the surrounding open space by incorporating natural elements such as wood siding, stone flooring and natural earth tones.

The contemporary design of the project is appropriate for the neighborhood as there are other examples of this design type, which complies with the varying housing styles promoted through the Community Plan. The flat roof reduces the bulk of the structure, allowing for a harmonious visual relationship with the horizon and the Pacific Ocean. The new additions to the proposed project will flow seamlessly with the existing structure and protect the natural features.

The project conforms to the density regulations of the Community Plan and meets Residential Land Use Goals. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project is replacing an existing single-story dwelling unit with a new single-story dwelling unit and ADU. Prior to issuance of any ministerial permits, such as grading and/or building permits for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing, and fire code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

In addition, project conditions will provide several improvements and requirements that benefit the public health, safety, and welfare, including the following:

Engineering Requirements:

- (Condition 11) The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the non-standard driveways, curb outlet, landscaping and irrigation, within the right-of-way, subject to the City Engineer's approval.
- (Condition 12) The Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City Standard curb and gutter, adjacent to the site on La Jolla Vista Drive.
- (Condition 14) The developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs).
- (Condition 16) All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction.
- (Condition 17) Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- (Condition 18) 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.
- (Condition 19) Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report (Stormwater Quality Management Plan) that will be subject to final review and approval by the City Engineer, based on the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.

- (Condition 21) Prior to any construction permit, the development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.
- (Condition 22) Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

Landscape Requirements:

- (Condition 23) The Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval.
- (Condition 25) The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way.

Brush Management Requirements:

The Brush Management Program shall consist of a modified Zone One, 80 feet in width, with no Zone Two required, extending outward from the structure towards the native/naturalized vegetation, consistent with SDMC Section §142.0412.

For these reasons, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The project proposes modifications and additions to an existing 4,764-square-foot one-story single dwelling unit to create a new, one-story, 5,457-square-foot single dwelling unit. There are no deviations. Modifications include 1,768 square feet of demolition, and a 3,010-square-foot remodel of the existing structure. Project additions include the construction of a new detached 694 square foot accessory dwelling unit (ADU) that is separated from the primary structure by a covered exterior overhang, which will serve as a new attached carport. Other additions include a new, detached 818-square-foot garage to the west of the primary structure, near Revelle Drive, and a new, detached 61-square-foot tennis pavilion. The new project will total 7,030 square feet of lot area and will also include new retaining walls and a new swimming pool.

The project meets the requirements of the San Diego Municipal Code (SDMC) for the La Jolla Shores Planned District (LJSPD), Single Family (LJSPD-SF) zone, which allows for one-family dwellings and ADUs pursuant to San Diego Municipal Code [\(SDMC\) Section 1510.0303 \(a\)](#)

[and \(c\)](#). The project is proposing a single-family dwelling unit with an ADU, so it conforms to the zone.

The project is subject to review through a Process Three, Site Development Permit (SDP), for the construction of a major project in the La Jolla Shores Planned District in accordance with [SDMC Section 1510.0201\(d\)](#). The SDP review is applicable pursuant to Chapter 15, Article 1, division 2, of the SDMC, [section 151.0201\(c\)](#), which states that, “where a planned district requires a discretionary planned district permit that is identified as a Process Three, Process Four, or Process Five decision, an applicant shall apply for a Site Development Permit in accordance with Land Development Code Chapter 12, Article 6, Division 1 (General Development Permit Procedures) and Division 5 (Site Development Permit Procedures. The findings required for approval will be the general findings for Site Development Permits in Land Development Code Section 126.0504(a), any applicable supplemental findings in Section 126.0504, and any additional findings provided in the planned district.”

San Diego Municipal Code [\(SDMC\) Section 1510.0201\(d\)](#) requires that a Hearing Officer decision in accordance with Process Three can be made after receiving written recommendations or comments from the La Jolla Shores Advisory Board (Advisory Board). On November 20, 2024, the Advisory Board voted 6-0-0 to recommend approval of the project, therefore meeting the requirement. Additionally, the project must comply with LJSPD regulations, which include the use, density, height, setbacks, and floor area ratio (FAR). The project meets these requirements as follows:

- Zone Use – La Jolla Shores Planned District (LJSPD), Single Family (LJSPD-SF) Zone allows for One-family dwellings and ADUs pursuant to [SDMC Section 1510.0303 \(a\) and \(c\)](#). The proposed single-dwelling unit complies with the regulations.
- Density – Pursuant to [SDMC Section 1510.0304 \(a\)](#), no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed SF Zone within 300 feet of the subject lot or parcel. The La Jolla Shores Site Survey identifies the surrounding neighborhood as consisting of single dwelling units, which the proposed property conforms to.
- Height – The proposed height is 24 feet where 30 feet is the maximum.
- Setbacks – Pursuant to [SDMC Section 1510.0304 \(b\)](#), building and structure setbacks shall be in general conformity with those in the vicinity. The approved Exhibit A identifies the following setbacks with averages provided by the La Jolla Shores Site Survey:
 - Front Yard = Average 41 feet 3.5 inches. Proposed 41 feet 3 inches (Conforms).
 - Side Yard (North) = Average 15 feet 5 inches. Proposed 49 feet 8 inches (Exceeds).

- Side Yard (South) = Average 15 feet 5 inches. Proposed 13 feet 8 inches (Conforms).
- Rear Yard = Average 40 feet 6 inches. Proposed 40 feet 6 inches (Conforms).
- ADU = Average 4 feet. Proposed 4 feet 8 inches (Conforms).
- FAR – Pursuant to [SDMC Section 1510.0304 \(d\)](#), no building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 60 percent of the lot or parcel. The project proposes a 15.1% lot coverage, exceeding the 60% threshold.

The project does not request any deviations and meets the allowable use and codified regulations of the zone. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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, Site Development Permit Number PMT-3318269 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit Number PMT-3318269, a copy of which is attached to and made a part of this Resolution by this reference.

Robin MacCartee
Development Project Manager
Development Services

Adopted on: February 25, 2026

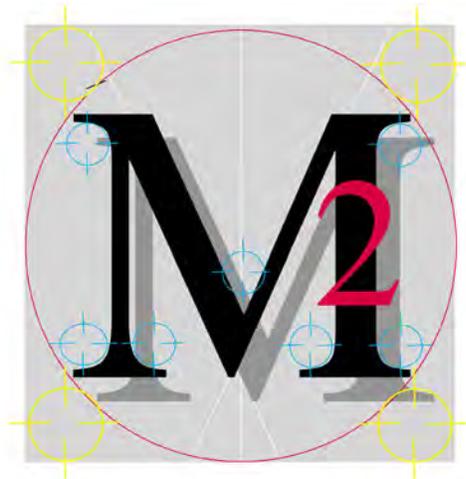
IO#: 24010024

Photo Survey for 300' Radius 7856 La Jolla Vista Drive

7856 La Jolla Vista Drive
La Jolla, CA 92037
APN # 346-742-11-00

Project No. 2023-28

Date: 12-21-2023



Marengo Morton Architects
7724 Girard Avenue, Suite 200
La Jolla, CA 92037
Phone: 858-459-3769
Fax: 858-459-3768



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



AERIAL VIEW WITHIN 300 FEET

The existing homes in this area are an eclectic mix of ranch style, Mediterranean, contemporary, and midcentury modern. There is no prevailing style in the immediate vicinity. Therefore, the eclectic mix of architectural styles in the area allows for a wide variety of conforming designs. In conclusion, this remodel and addition to the midcentury home conforms to the architectural style in the vicinity.



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#	ADDRESS	LEGAL DESCRIPTION	LOT SIZE (+/-)	TOTAL LIVING AREA	FRONT YARD SETBACK
7	7855 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3531	LOT 15*	20,202 SF	4326 SF	8' - 0"
3	7856 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3530	LOT 1290*WLY 325 FT OF NLY 200 FT OF SLY 602 FT OF	66,618 SF	3842 SF	11' - 2" (required) 191' - 3 1/2" (proposed) 193' - 4 1/2" (existing)
1	7866 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 17*	21,452 SF	5529 SF	17' - 0"
2	7866 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3530	LOT 16*	20,378 SF	3590 SF	28' - 0"
6	7867 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3531	LOT 14*	19,966 SF	4093 SF	26' - 0"
11	7856 REVELLE DR LA JOLLA, CA. 92037-3537	LOT 1*	20,753 SF	4636 SF	30' - 6"
4	7849 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 1290*E 300 FT OF W 325 FT OF N 145 FT OF S 402 FT*	43,750 SF	5515 SF	64' - 0"
5	7851 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 1290*ELY 300 OF WLY 325 FT OF NLY 127 OF SLY 257 FT OF	38,932 SF	3758 SF	94' - 0"
4	7849 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 1290*E 300 FT OF W 325 FT OF N 145 FT OF S 402 FT*	43,750 SF	5515 SF	118' - 0"
5	7851 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 1290*ELY 300 OF WLY 325 FT OF NLY 127 OF SLY 257 FT OF	38,932 SF	3758 SF	138' - 0"

* Reviewed by CSD Planning.

Average = 76.82

#	ADDRESS	LEGAL DESCRIPTION	LOT SIZE (+/-)	TOTAL LIVING AREA	REAR YARD SETBACK
1	7855 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 17*	21,452 SF	5529 SF	42' - 0"
3	7856 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3530	LOT 1290*WLY 325 FT OF NLY 200 FT OF SLY 602 FT OF	66,618 SF	3842 SF	42' - 0" (required) 43' - 0" (proposed) 16' - 1 1/2" (existing)
2	7866 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3530	LOT 16*	20,378 SF	3590 SF	50' - 0"
11	7856 REVELLE DR LA JOLLA, CA. 92037-3537	LOT 1*	20,753 SF	4636 SF	65' - 0"
7	7855 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3531	LOT 15*	20,202 SF	4326 SF	76' - 0"
6	7867 LA JOLLA VISTA DR LA JOLLA, CA. 92037-3531	LOT 14*	19,966 SF	4093 SF	94' - 6"
4	7849 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 1290*E 300 FT OF W 325 FT OF N 145 FT OF S 402 FT*	43,750 SF	5515 SF	64' - 0"
5	7851 REVELLE DR LA JOLLA, CA. 92037-3538	LOT 1290*ELY 300 OF WLY 325 FT OF NLY 127 OF SLY 257 FT OF	38,932 SF	3758 SF	94' - 0"

Average = 62.81



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#	ADDRESS	LEGAL DESCRIPTION	LOT SIZE (+/-)	TOTAL LIVING AREA	SIDE YARD SETBACK
4	7849 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 1290°E 300 FT OF W 325 FT OF N 145 FT OF S 402 FT*	43,750 SF	5515 SF	0'
9	7835 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290°E 200 FT OF W 575.5 FT OF N 100 FT OF S 500 FT*	19,721 SF	3517 SF	0'
11	7856 REVELLE DR LA JOLLA, CA, 92037-3537	LOT 1*	20,753 SF	4636 SF	2'-0"
5	7851 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 1290°ELY 300 OF WLY 325 FT OF NLY 127 OF SLY 257 FT OF	38,932 SF	3758 SF	3'-0"
6	7867 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 14*	19,966 SF	4093 SF	3'-0"
7	7855 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 15*	20,202 SF	4326 SF	9'-0"
2	7866 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3530	LOT 16*	20,378 SF	3590 SF	9'-6"
9	7835 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290°E 200 FT OF W 575.5 FT OF N 100 FT OF S 500 FT*	19,721 SF	3517 SF	11'-0"
1	7855 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 17*	21,452 SF	5529 SF	11'-0"
5	7851 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 1290°ELY 300 OF WLY 325 FT OF NLY 127 OF SLY 257 FT OF	38,932 SF	3758 SF	12'-0"
6	7867 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 14*	19,966 SF	4093 SF	12'-0"
8	7845 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290°E 200 FT OF W 575.5 FT OF N 100 FT OF S 600 FT*	20,800 SF	3200 SF	12'-6"
3	7856 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3530	LOT 1290°WLY 325 FT OF NLY 200 FT OF SLY 602 FT OF	66,618 SF	3842 SF	4'-0" (required)* 48'-8" (north proposed) 13'-8" (south proposed) 32'-6" (north existing) 61'-10" (south existing)
10	7819 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290°E 200 FT OF W 575.5 FT OF N 200 FT OF S 400 FT*	39,062 SF	5498 SF	13'-0"
1	7855 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 17*	21,452 SF	5529 SF	13'-6"
8	7845 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290°E 200 FT OF W 575.5 FT OF N 100 FT OF S 600 FT*	20,800 SF	3200 SF	15'-6"
4	7849 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 1290°E 300 FT OF W 325 FT OF N 145 FT OF S 402 FT*	43,750 SF	5515 SF	20'-6"
2	7866 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3530	LOT 16*	20,378 SF	3590 SF	26'-0"
11	7856 REVELLE DR LA JOLLA, CA, 92037-3537	LOT 1*	20,753 SF	4636 SF	28'-0"
10	7819 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290°E 200 FT OF W 575.5 FT OF N 200 FT OF S 400 FT*	39,062 SF	5498 SF	35'-6"

Average = 15.79



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LOT RADIUS WITHIN 300 FEET



MARENGO MORTON ARCHITECTS, INC.

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Lot Size: 39,062
Gross Area: 5498
Side Setback: 35'-6"
Side Setback: 13'-0"

1. 7819 La Jolla Vista



Lot Size: 19,721
Gross Area: 3517
Side Setback: 11'-0"
Side Setback: 0'-0"

2. 7835 La Jolla Vista



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



Lot Size: 20,800
Gross Area: 3200
Side Setback: 12'-6"
Side Setback: 15'-6"

3. 7845 La Jolla Vista



Lot Size: 20,202
Gross Area: 4326
Front Setback: 9'-6"
Side Setback: 9'-0"

4. 7855 La Jolla Vista



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



Lot Size: 19,966
Gross Area: 4093
Front Setback: 26'-0"
Side Setback: 12'-0"
Side Setback: 3'-0"

5. 7867 La Jolla Vista



Lot Size: 20,378
Gross Area: 3590
Front Setback: 26'-0"
Side Setback: 9'-6"
Side Setback: 26'-0"
Rear Setback: 50'-0"

6. 7866 La Jolla Vista



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



Lot Size: 21,452
Gross Area: 5529
Front Setback: 17'-0"
Side Setback: 13'-6"
Side Setback: 11'-0"
Rear Setback: 42'-0"

7. 7855 Revelle Dr



Lot Size: 20,753
Gross Area: 4636
Front Setback: 30'-6"
Side Setback: 2'-0"
Side Setback: 28'-0"
Rear Setback: 65'-0"

8. 7856 Revelle Dr



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



Lot Size: 43,750
Gross Area: 5515
Front Setback: 119'-0"
Side Setback: 20'-6"
Side Setback: 0'-0"
Rear Setback: 64'-0"

9. 7849 Revelle



Lot Size: 38,932
Gross Area: 3758
Front Setback: 138'-0"
Side Setback: 12'-0"
Side Setback: 3'-0"
Rear Setback: 94'-0"

10. 7851 Revelle



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



11. 7856 La Jolla Vista Drive – Existing Property – View from Driveway



12. 7856 La Jolla Vista Drive – Existing Property – View from Revelle Drive

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 7856 La Jolla Vista Drive / PRJ-1123371

State Clearinghouse No.: N/A

Project Location-Specific: 7856 La Jolla Vista Drive, San Diego, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Site Development Permit (SDP) for additions and modifications to an existing 4,764 square foot one-story single dwelling unit. Modifications include the demolition of the existing garage, a 3,010 square foot remodel of the existing structure, 2,450 square feet of additions to the primary structure, construction of a new, attached 694 square foot accessory dwelling unit (ADU), a new attached carport, a new detached 818 square foot garage, and a 61 square foot tennis pavilion. The finished, one-story, 5,460 square foot single dwelling unit will also include new retaining walls, and a new swimming pool. The 1.52-acre site is located at 7854 and 7856 La Jolla Vista Drive. The 1.52-acre site is in the La Jolla Shores Planned District, Single Family (LJSPD-SF) Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Coastal Height Limit Overlay Zone, and a Very High Fire Hazard Severity Zone and is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area. LEGAL DESCRIPTION: Lot 1290 of the Pueblo Lands of San Diego, Map No. 36.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Michael Morton AIA, Marengo Morton Architects, 7724 Girard Ave, Suite 200, San Diego, CA 92037, (619) 857-8144

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15301, Existing Facilities and Section 15303, New Construction or Conversion of Small Structures
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301, which includes interior or exterior alterations and additions to existing structures and CEQA Section 15303, which consists of the construction and location of limited numbers of new small facilities or structures. Section 15301 allows for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and additions that will not result in an increase of more than 10,000 square feet if all public services and facilities are available and the project location is not environmentally sensitive. CEQA Section 15303 allows for the construction of up to three single-family residences in urbanized areas, utility extensions of reasonable lengths to serve such construction, and accessory (appurtenant) structures. As such, these exemptions were deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Marlene Watanabe / (619) 446-5129

Filed by:

Robin MacCartee / (619) 687-5942

Name/Phone Number

Signature

Development Project Manager

Title

Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:

FORM
DS-318
 July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

Development Permit: _____

Subdivision Approval: _____

Policy Approval: _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

Specify Form of Ownership/Legal Status (please check):

Individual Partnership Corporation Limited Liability -or- General – What State? _____

Corporate Identification No.: _____ Trust - Date of Trust: _____

City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent (Per SDMC 5112.0102)		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency <input type="checkbox"/> City of San Diego/Asset Management Department*		
Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone Number:	Email:	
Signature: <i>Michael R. Morton</i>	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant <input type="checkbox"/> Check if Same as Property Owner/Authorized Agent (Per SDMC 5112.0102)		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone Number:	Email:	
Signature: <i>Michael R. Morton</i>	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Other Financially Interested Persons <input type="checkbox"/> Check if N/A		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone Number:	Email:	
Signature: <i>Michael R. Morton</i>	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		