



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: FEBRUARY 11, 2026 REPORT NO. HO-26-010

HEARING DATE: FEBRUARY 25, 2026

SUBJECT: 7856 LA JOLLA VISTA DRIVE. PROCESS THREE DECISION

PROJECT NUMBER: [PROJECT NO. PRJ-1123371](#)

OWNER/APPLICANT: HEME VC PROPERTY LLC/ MICHAEL MORTON

SUMMARY

Issue: Should the Hearing Officer Approve modifications and additions to an existing single dwelling unit to create a new single dwelling unit with a detached Accessory Dwelling Unit and detached garage and other site improvements located at [7856 La Jolla Vista Drive](#) within the [La Jolla Community Plan](#)?

Proposed Actions:

1. APPROVE SITE DEVELOPMENT PERMIT NO. PMT-3318269.

Fiscal Considerations: None. All costs associated with the processing of the application will be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes the addition of an Accessory Dwelling unit, that does not count towards the zoning density, pursuant to [San Diego Municipal Code \(SDMC\), section 141.0302\(b\)\(6\)](#), but does increase the number of dwelling units. The proposed single dwelling unit will replace the existing single dwelling unit.

Community Planning Group Recommendation: On October 3, 2024, the La Jolla Community Planning Association voted 15-0, with 1 abstention, to recommend approval of the project without conditions.

La Jolla Shores Advisory Board Recommendation: On November 20, 2024, the La Jolla Shores Advisory Board voted 6-0, with no abstentions, to recommend approval of the project without conditions.

Environmental Impact:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 10, 2025, and the opportunity to appeal that determination ended December 24, 2025.

BACKGROUND -

Location: The 1.49-acre site is located at 7856 La Jolla Vista Drive. The site is approximately one-quarter of a mile north of La Jolla Parkway, one-tenth of a mile east of La Jolla Scenic Drive, one-quarter of a mile west of the Interstate 5 freeway, and one and a half miles south of La Jolla Village Drive.

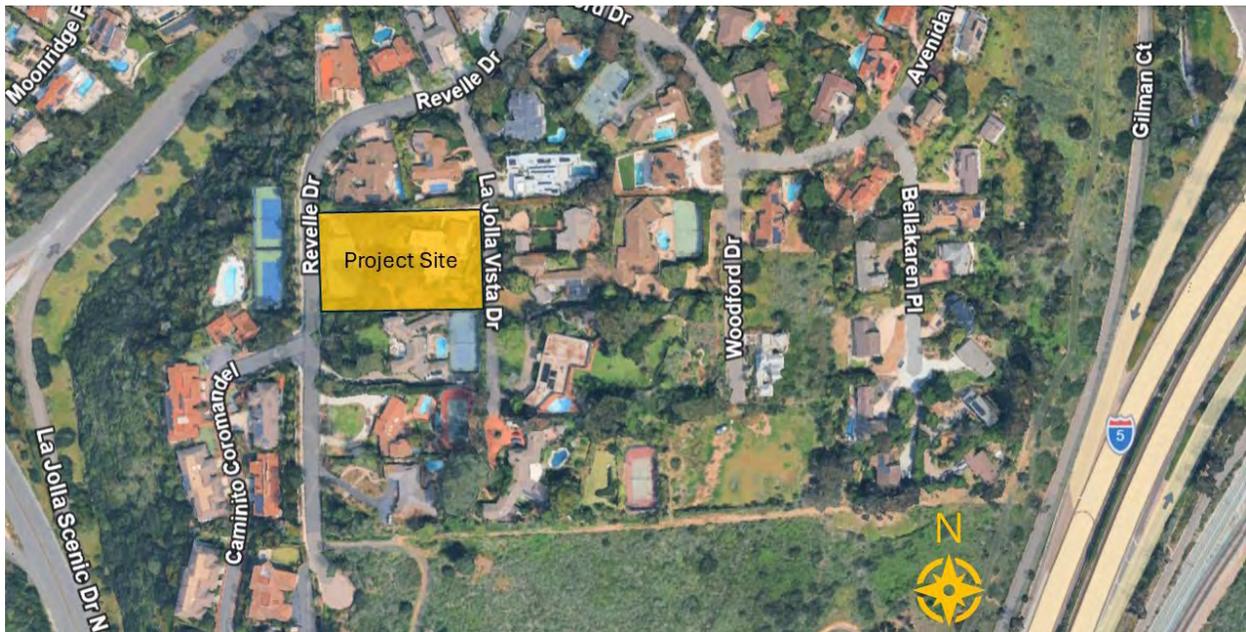


Figure 1

Community Plan: The project is in the La Jolla Shores Planned District within the La Jolla Community Plan.

Zoning: The site is within 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 a Very High Fire Hazard Severity Zone.

Mobility: According to Figure 13 of the La Jolla Community Plan (Community Plan), the project site is near two bus routes, with Route 34/34A approximately a third of a mile east on Gilman Drive, and the Route 30 (Express), approximately one-half mile to the west on Torrey Pines Road. Gilman Drive

and Torrey Pines Road have existing Class II bike routes. A future Class II bike route is proposed for La Jolla Scenic Drive, according to Figure 14 of the Community Plan.

Existing Use: The project site is currently developed with an existing one-story, single dwelling unit. There is also an existing tennis court and tennis pavilion on the west end of the property.

Adjacent Uses: The project site is surrounded by large, single-dwelling units of varying design styles. Most of the adjacent properties are single-story, with occasional two-story structures.

DISCUSSION

Project Description:

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 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, in conformance with the zone.

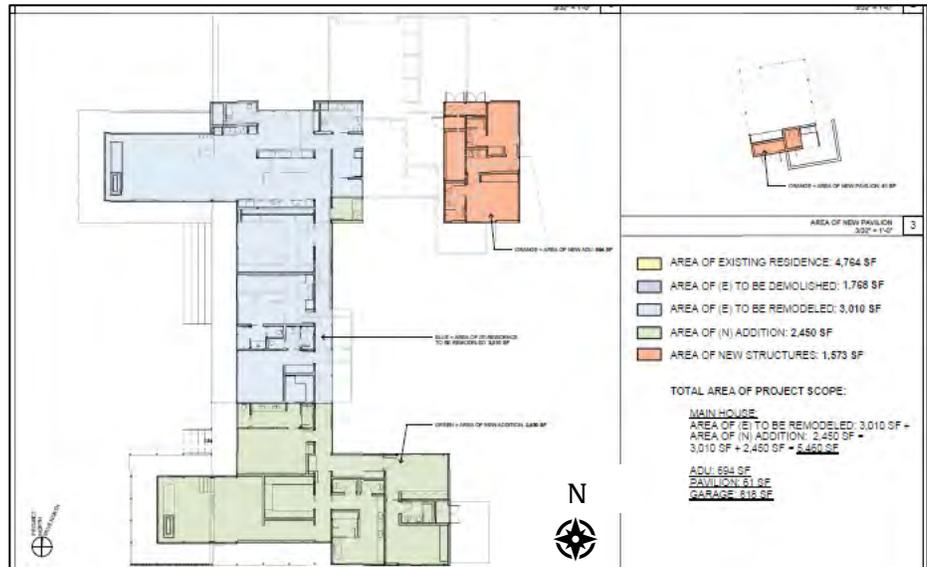


Figure 2

- 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 – The project’s deemed complete date is October 17, 2024; therefore, it is subject to the updated Floor Area Ratio (FAR) regulations adopted by the LJSPDO on April 12, 2024, pursuant to Ordinance O-21416 as part of the 2021 Land Development Code Update. Pursuant to [SDMC Section 1510.0304\(i\), table 131-04](#), the site is allowed up to a FAR of 45% of the total lot area, which is 65,043 square feet.
- The habitable floor area being proposed is 7,030 square feet, which equates to an FAR of 10.8% of total lot area.
- Lot Coverage - 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 15.3% lot coverage, calculated from the 65,043 square feet of lot area to include the 7,030 square feet of habitable floor area plus 2,899 square feet of roof coverage, equaling 9,929 square feet. The 15.3% proposed lot coverage conforms to the 60% threshold.

Permits Required:

- 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\(d\)](#).
- A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in [SDMC Section 126.0505\(a\)](#).

Community Plan Analysis:

The Community Plan designates the area 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\(b\)\(6\)](#). The Residential Land Use Section, Plan Recommendation states that the density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. As such, the project is consistent with the density range 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.

By conforming to the density regulations of the Community Plan, and meeting Residential Land Use Goals, the proposed development will not adversely affect the applicable land use plan.

STAFF RECOMMENDATION:

Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan and the Community Plan. Staff recommends that the Hearing Officer recommend approval of the project as proposed.

ALTERNATIVES:

1. Recommend Hearing Officer APPROVE Site Development Permit No. PMT-3318269, with modifications if the findings required to approve the project can be affirmed.
2. Recommend Hearing Officer DENY Site Development Permit No. PMT-3318269, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Robin MacCartee', written over a horizontal line.

Robin MacCartee
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit
4. Draft Resolution with Findings
5. La Jolla Shores Site Survey
6. Environmental Notice of Exemption
7. Ownership Disclosure Statement
8. Project Plans (Exhibit A)