



**484 Prospect Street
Special Use Permit (SUP)
La Jolla, California 92037**

City of San Diego
Development Services Department

February 25, 2026

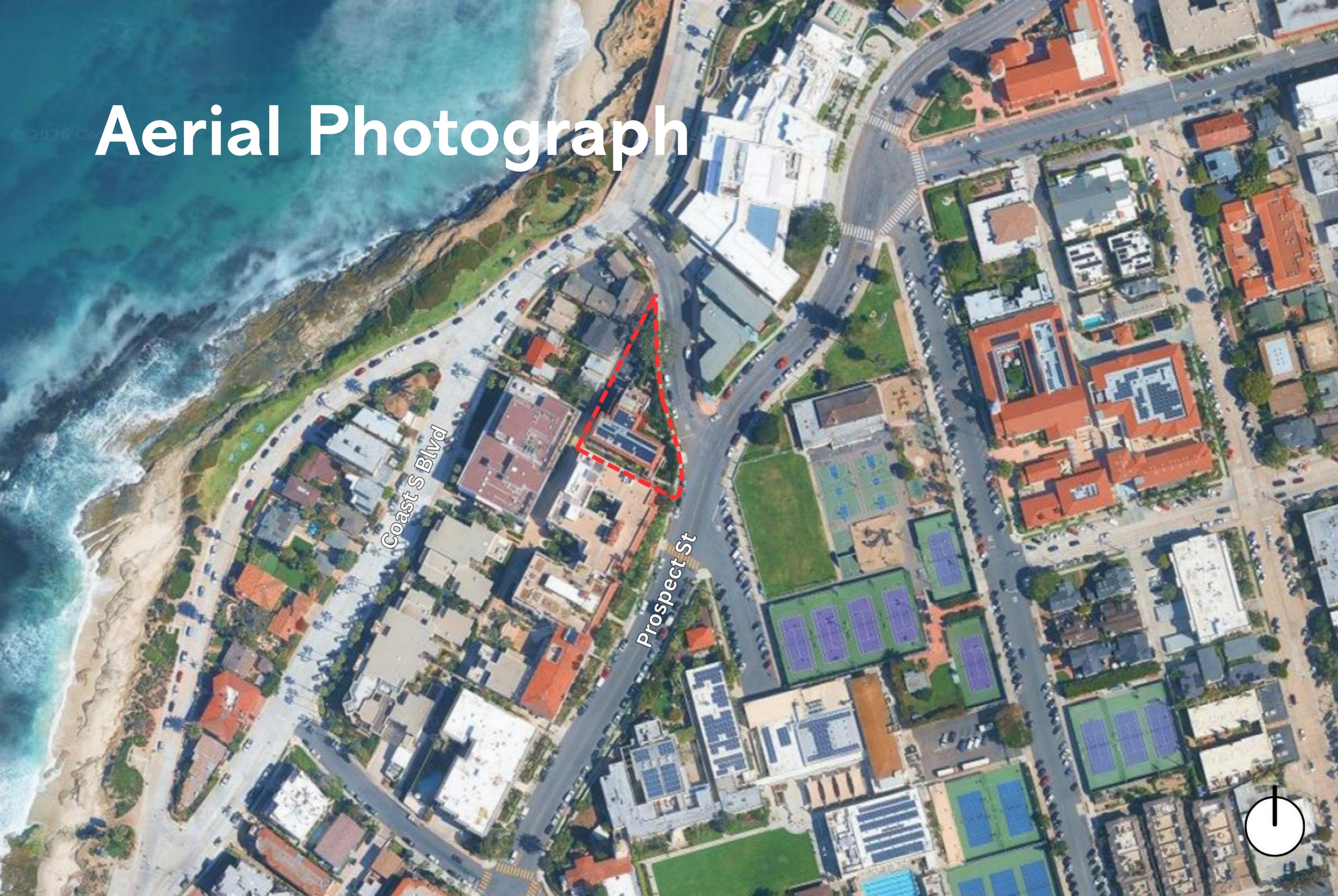
Item #1



Project Scope

- Preservation and reuse of a heritage structure, an existing 16,683 square-foot single-dwelling unit to accommodate a commercial hotel, including:
- Relocation of the existing single-dwelling unit to the first floor.
- Tenant improvement to accommodate 19 Hotel Rooms, with one hotel room being a low-cost accommodation.
- Addition of a bulb-out pedestrian plaza with 2 rebar trees, a featured light and valet parking zone.

Aerial Photograph



Coast S Blvd

Prospect St



Coast S Blvd

Cuvier St

Prospect St



Permit Requirements

- La Jolla Planned District Ordinance Review

APPROVED 6/9/25

- La Jolla Development Permit Review Committee

APPROVED 6/17/25

- Traffic and Transportation Review

APPROVED 6/17/25

- La Jolla Community Planning Association Review

APPROVED 7/9/25

- HRB Qualification for a Heritage Structure per the Special Use Requirements

APPROVED 9/25/25

- HRB to determine the use is appropriate for the designation vote

APPROVED 1/22/26

§126.0704 Exemptions from a Coastal Development Permit

- The following coastal development is exempt from the requirement to obtain a Coastal Development Permit based on:
- Improvements does not result in an **intensification of use**. For purposes of Section 126.0704. The existing use had sufficient parking in its deed to allow the use without need for new parking which is the trigger for a coastal development permit. Therefore, this project was deemed exempt.

San Diego Municipal Code, Special Use Permit (SUP); Heritage Structure Findings

(1) The structure shall be evaluated by the Historical Resources Board which shall make a finding that the structure is worthy of preservation if one or more of the following appropriate findings can be made that:

- (C) The structure is architecturally unique and worthy of preservation.
- (D) The structure is an integral part of a neighborhood development style, and an important "part of the scene" of urban development.

The Property was designated as a "Heritage Structure" by the HRB on September 25, 2025

Special Use Permit Findings

- **b (1)-Project is consistent with purpose and intent section of the la Jolla planned district ordinance (section 159.0101)**
- **b(2)-Project is consistent with the applicable use and development regulations of the La Jolla planned District Ordinance, and**
- **b (3) Project is consistent with the standards identified in sections 159.0210 and 159.0211**

B1: Project is consistent with purpose and intent of the LJPDO

- The building is worthy of being retained as a notable structure that maintains the character of the neighborhood and preserves the Scripps Hospital nurse quarters .
- The HRB approved it as a heritage structure on September of 2025.
- The use fits the activities and social culture of our beach community as a visitor accommodation with (2) more hotels in the vicinity.
- Special use permit was intended in the PDO to provide an incentive to retain structures that otherwise may not meet historical criteria thresholds, and we have shown through HRB approval that we meet that.

B2: Project is consistent with the applicable Regulations of the LJPDO

- We meet the use through a special use permit considered today.
- We meet existing zoning requirements as an existing structure.
- We meet parking requirements.
- We meet landscape and site requirements.

B3: Project is consistent with the standards identified in the Code

- By meeting the requirements of the LJPDO we are consistent with the standards in the code.
- By upgrading portions of our site to meet engineering requirements with curb gutter and landscape requirements
- By preserving the heritage structure, proposing tenant improvements, and following ADA requirements we are meeting the standards of the code.

VMT Reduction Measures	
1	Intersection Pop-out or curb extensions at mid-block crosswalk (VMT Reduction Measure #2 .83 Points)
2	Installation of high-visibility Continental Crosswalk Striping at adjacent intersection (VMT Reduction Measure #3 for .5 points)
3	Installation of brick pavers for enhanced crosswalk paving at adjacent intersection (VMT Reduction Measure #4 for .83 points)
4	On-Site Bicycle repair station (VMT Reduction Measure #12 1.5 points)
5	Short-Term bicycle public parking spaces (VMT Reduction Measure #16 1.5 Points)

Site Plan Keynotes			
6	(E) Impervious Area	13	(N) Curb ramp per SDG-131
7	(E) Pervious Area	14	(N) ADA Access Ramp
8	(E) Back Flow Preventor	15	(E) Concrete retaining wall (Typ)
9	(E) Lamp	16	(E) Trash enclosure
10	(E) Metal Fence	17	(N) 13ft Diameter, Circular design with brick pavers
11	(E) Gate	20	(N) Accessibility Sign for Ramp
12	(N) Valet Station	21	(N) Stairs

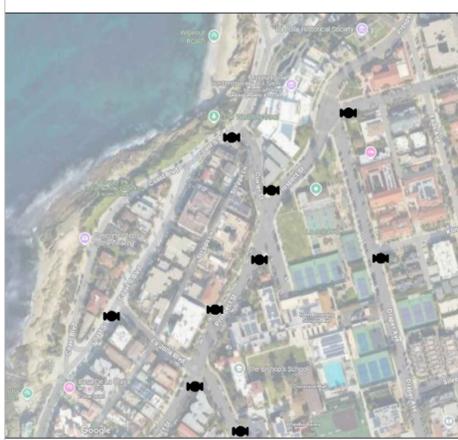
TOTAL DISTURBANCE AREA	
New building footprint	0 S.F.
New hardscape/concrete areas	0 S.F.
New landscape areas	0 S.F.
Removal of existing building footprint	0 S.F.
Removal of existing concrete	0 S.F.
Removal of existing landscape areas	0 S.F.
Total disturbance area	0 S.F.

NEW/REPLACED IMPERVIOUS AREA	
a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas)	8,999 S.F.
b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.) No Impervious areas being proposed all existing conditions	170 S.F.
c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced)	0 S.F.
Total new & replaced impervious area:	170 S.F.

EARTHWORK QUANTITIES	
Cut quantities:	0 CYD
Fill quantities:	0 CYD
Import/export:	0 CYD
Max cut depth:	0 FT
Max fill depth:	0 FT

* No excavation is being proposed in this project.

TRANSIT STOPS AND HYDRANTS



* No transit stops adjacent to project.

PARKING TABLE

(E) Single-Family Residence W./ (E) 4-Car Garage
 (P) 19-Room Hotel & 1 Single Family Residence W./ (P) Garage with 2 Accessible Parking Spaces, 2 Motorcycle Parking Spaces W./ 2 EV Charging Ports, Temporary bike locker storage. (See Sheet A024 for details)
 Decided of additional 21 Parking Spaces by Timken building Refer to Sheet GN1 & GN2 for details

	Amount of Parking Required	Spaces Provided
Hotel Rooms (1 Parking Space Per Room) Per. Table 142-05G	19	21
Single Family Residence (2 Spaces Required Per. Table 142-05C)	2	2
TOTAL	21	23

21 Parking Spaces are for the Hotel's operation which includes the following within the 21 spaces Broken down

	Amount of Parking Required	Spaces Provided
Standard Parking Spaces (9'-0"x18'-0") (See Sheet GN2)	17	18
Accessible Spaces (2 spaces Required) Per. SDMC 142.0531(d) Included in the 21 Hotel Spaces	2	2
Carpool (1 space required) Per SDMC 142.0530(d)(1)(B)(ii). Located in Timken Building (Included in the 21 Hotel Spaces)(See Sheet GN2)	1	1
Zero Emissions (1 Space Required) Per SDMC 142.0530(d)(1)(B)(ii) Included in the 21 Hotel Spaces	1	2
TOTAL	21	23



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Orli Hotel
 484 Prospect Street
 La Jolla, CA 92037

REVISIONS
 11/18/2025 PROJECT START

PHASE
 Construction Documents

PROJECT NO. 2024-14

REVIEWED BY CAM

DRAWN BY MAS

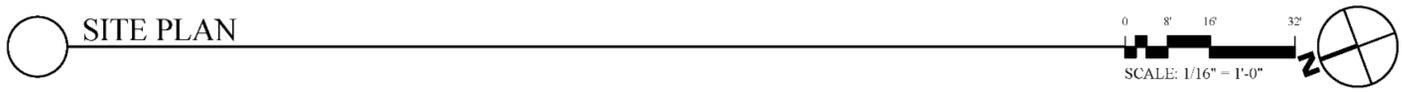
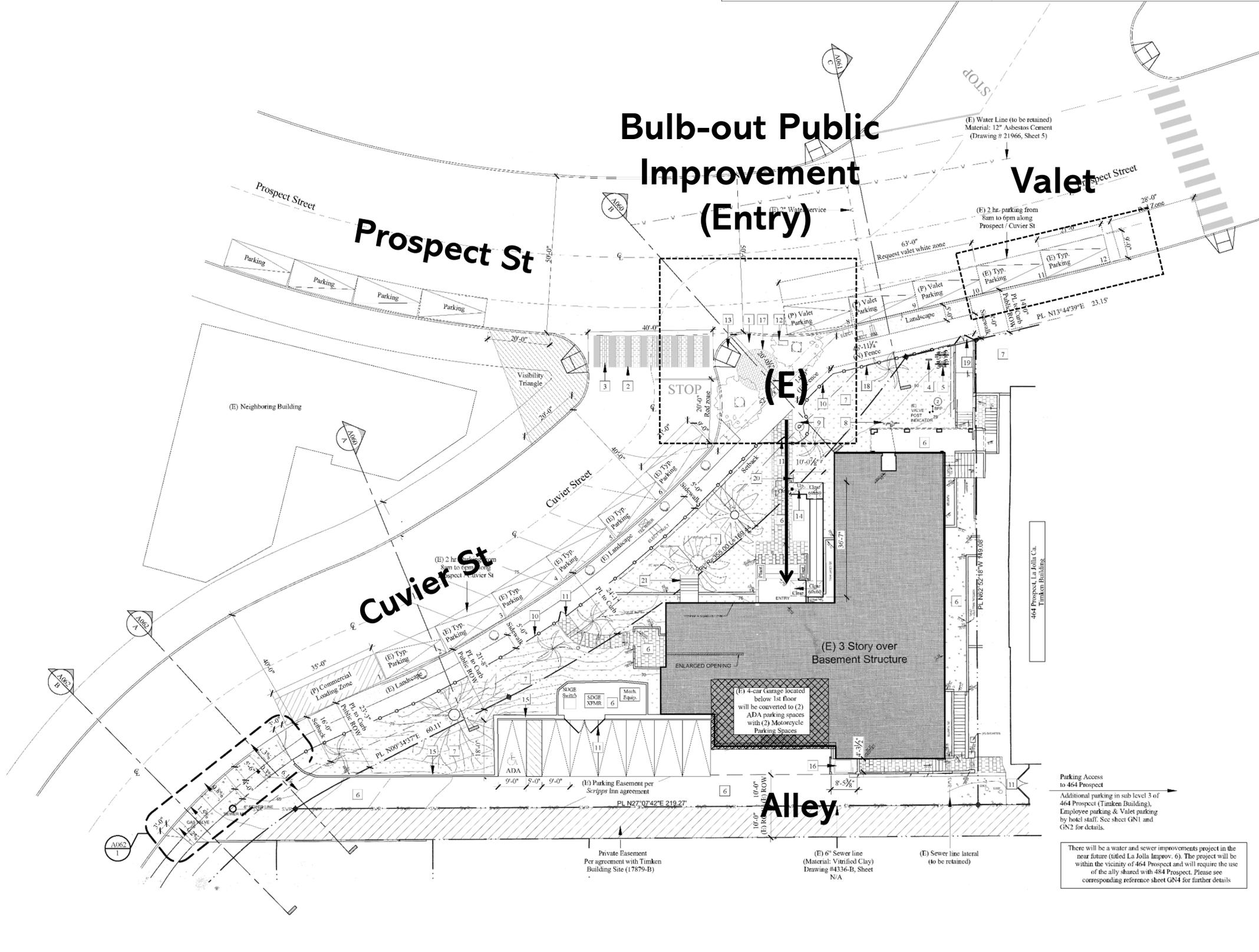
DATE 01/22/26

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SHEET TITLE
 PROPOSED SITE PLAN

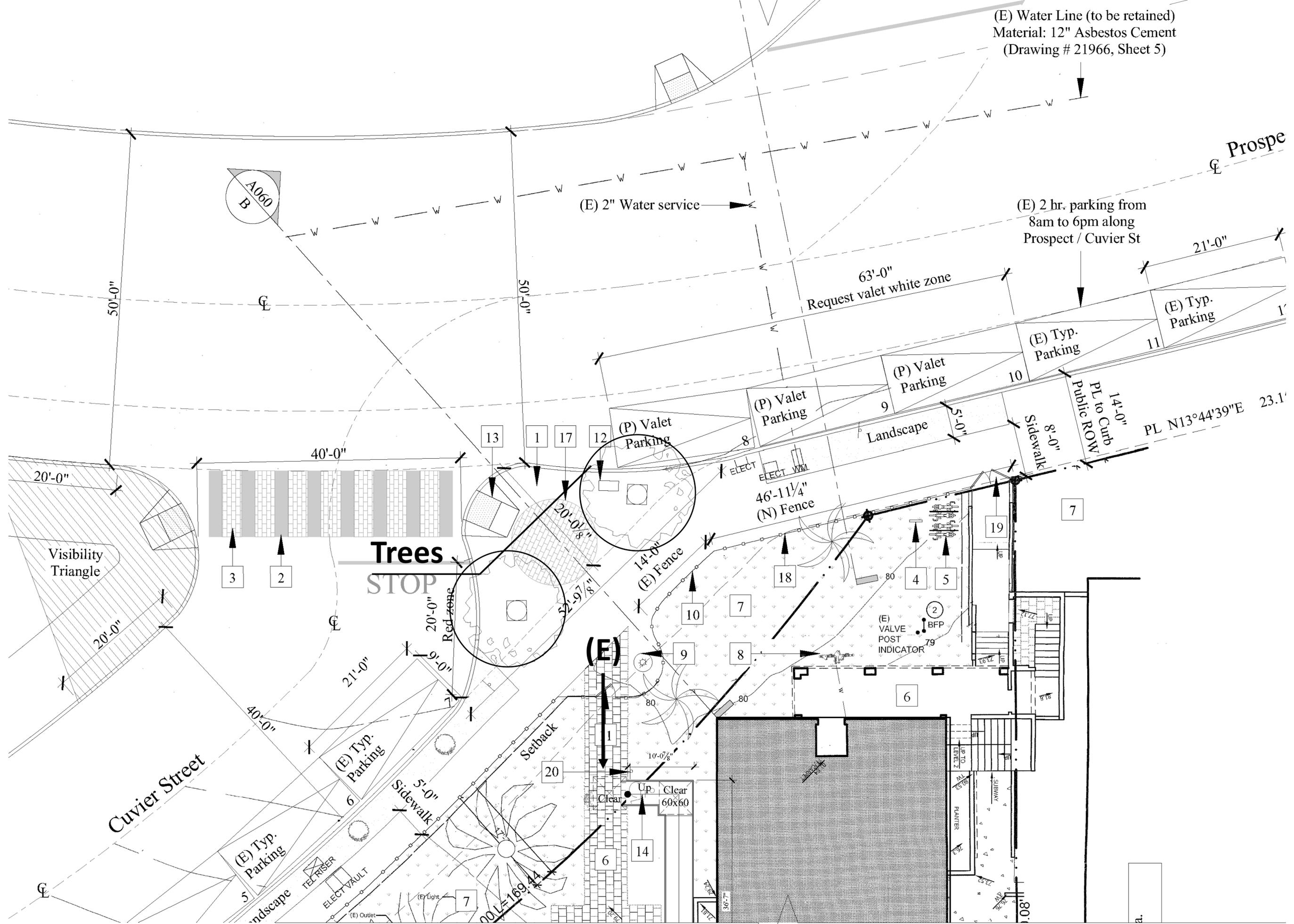
A011

I:\Projects\2024-14-Orli Hotel\Architectural Drawings\CD\document\A-11 Site Plan\A011 Site Plan.dwg, Jan 22, 2026 8:53am



SITE PLAN

(E) Water Line (to be retained)
Material: 12" Asbestos Cement
(Drawing # 21966, Sheet 5)



(E) 2 hr. parking from
8am to 6pm along
Prospect / Cuvier St

63'-0"
Request valet white zone

(E) Typ.
Parking

(P) Valet
Parking

(E) Typ.
Parking

Public ROW
14'-0"

PL N13°44'39"E 23.1'

Trees
STOP

Cuvier Street

Prospe

(E) 2" Water service

Visibility
Triangle

(E)

(E) Typ.
Parking

Sidewalk
5'-0"

Setback

Clear
60x60

UP TO
LEVEL 2

PLANTER

SIDEWALK

UP TO
LEVEL 2



Street view from Cuvier Street



Street view from Prospect Street



464 Prospect

**Deeded
Parking
Spaces**

Alley View (Rear)

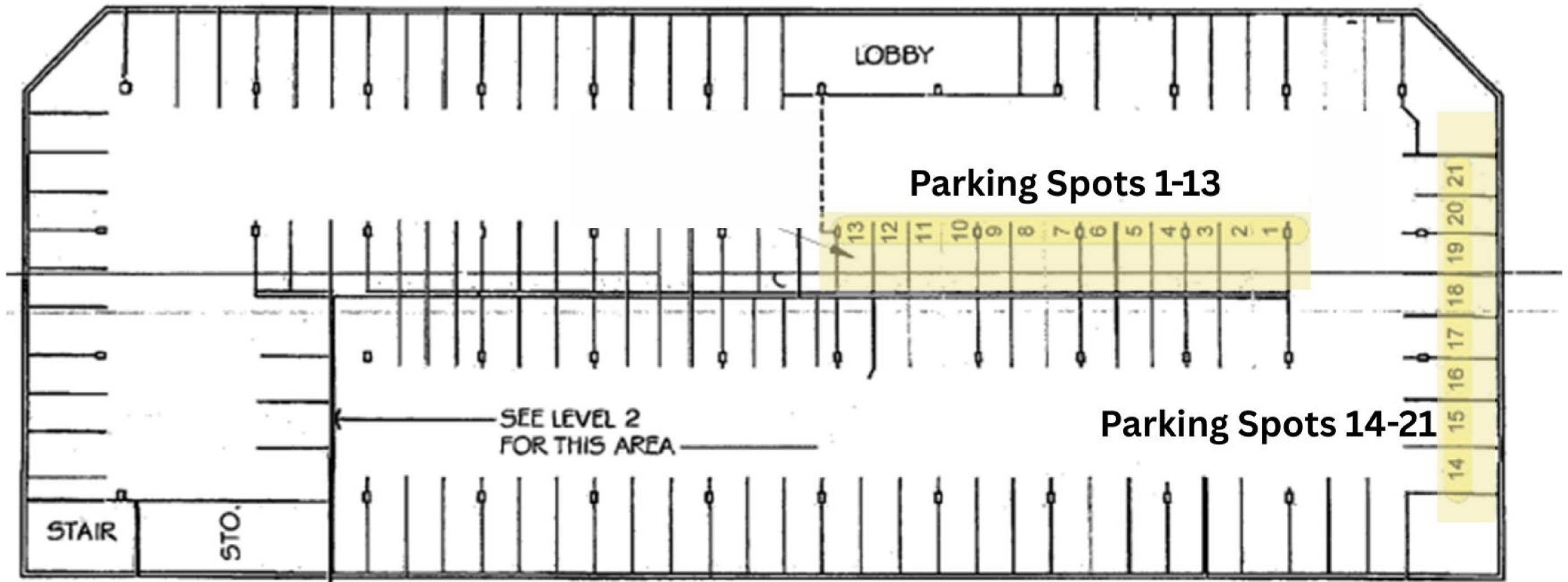
484 Prospect Parking Inside 464 Prospect Garage



Deeded on February 10th 2020

464 Prospect Parking – North Annex

Parking Deeded to 484 Prospect



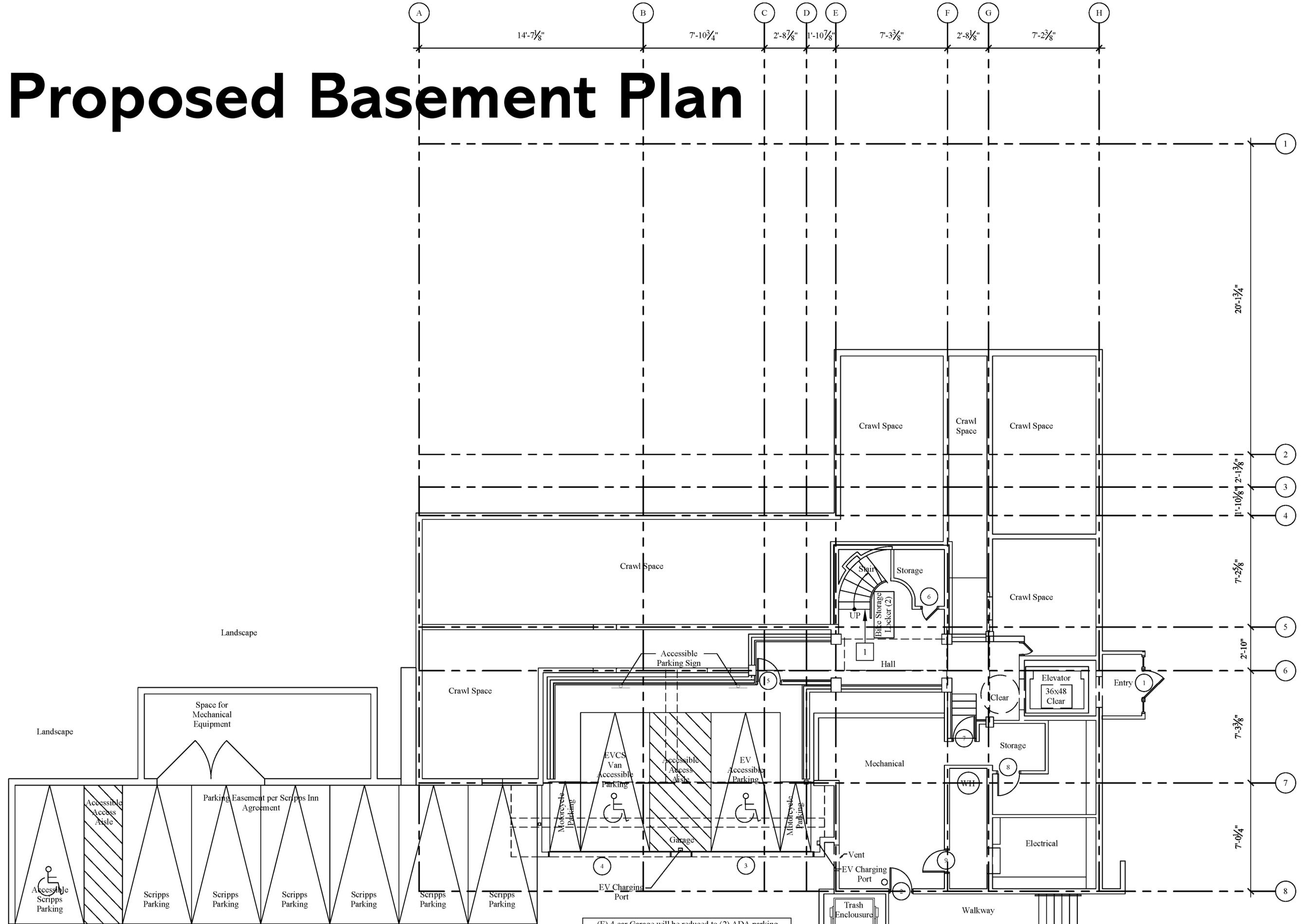
PARKING GARAGE SUB-LEVEL 3

464 Prospect Parking – Recorded on Deed

<u>Party</u>	<u>Parcels Owned by Party</u>
Regency Research 484 Prospect	Timken Building Site North Annex Site (NA)

“NA Allocated Parking Spaces” means the 21 Parking Spaces within the Parking Structure that are subject to use by the Owner of the North Annex Site pursuant to the terms of the NA Parking Easement. The parties acknowledge that such number of Parking Spaces (a) is subject to increase upon the mutual agreement of the Owners of the North Annex Site and the Parking Structure Site in accordance with Section 7.3 of the Declaration

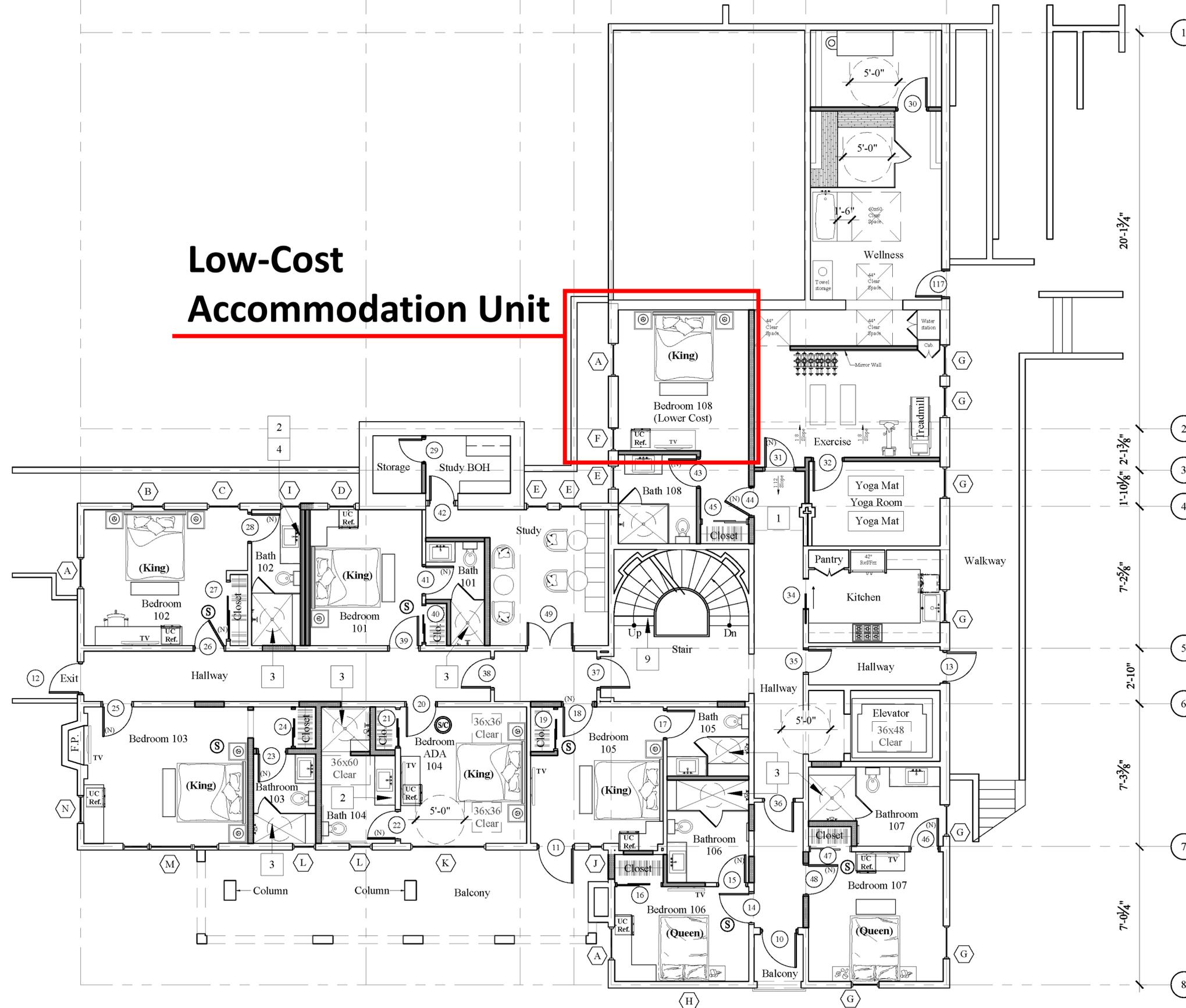
Proposed Basement Plan



(E) 4-car Garage will be reduced to (2) ADA parking spaces w/ Access Aisle & (2) Motor Cycle parking spaces with a locker to house (2) Bicycles. 21 Additional spaces are located at 464 Prospect (Timken Building) for more details see sheet GN1 and GN2

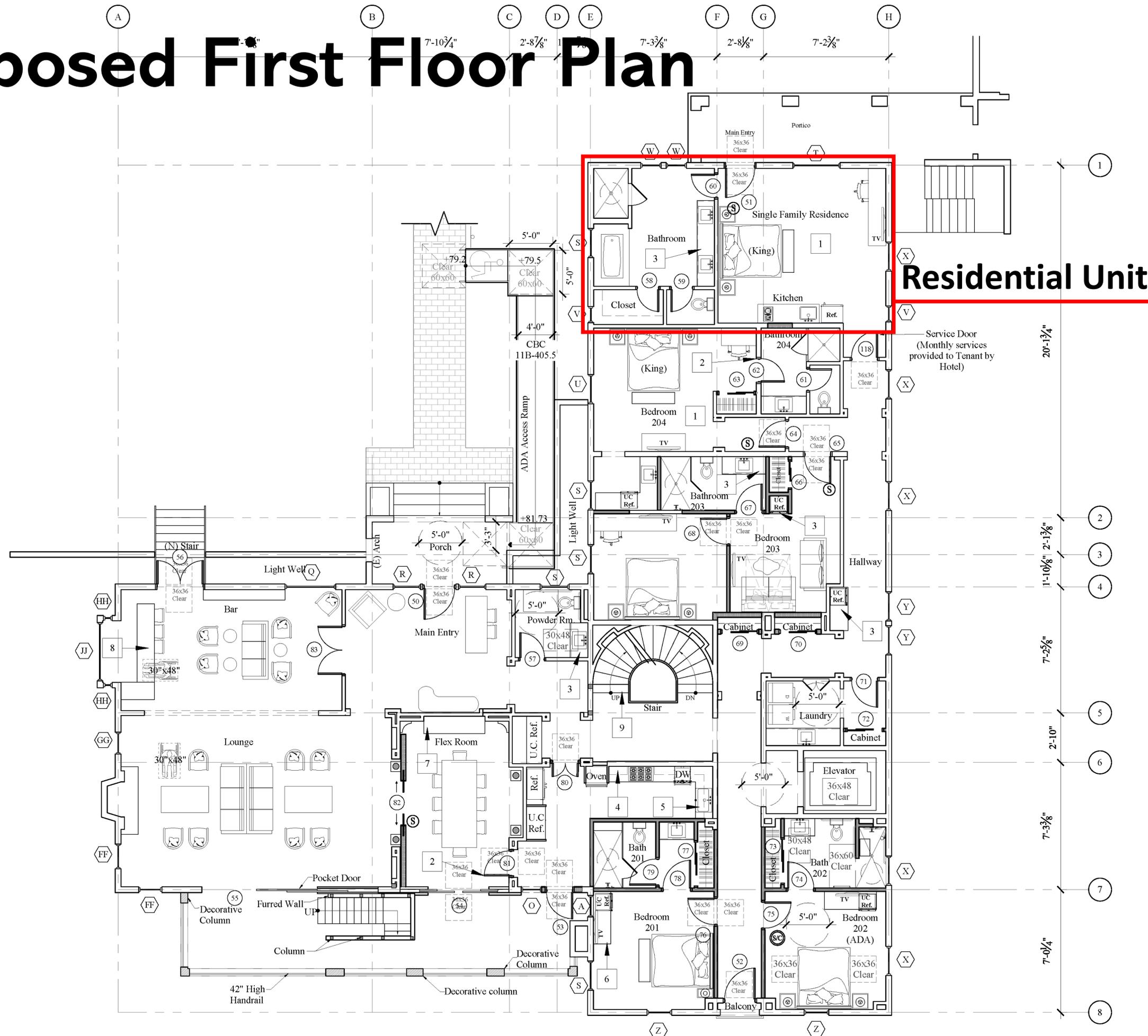
Per Table 142-08B under code 142.0820 for Organic waste, and Recycle materials storage minimum requirement for a single dwelling unit is 18.75 sq. ft. we currently have trash enclosure of 21 sq. ft. under 142.0810(b)(3) trash enclosure is accessible by alley

Proposed sub level 1 Floor Plan

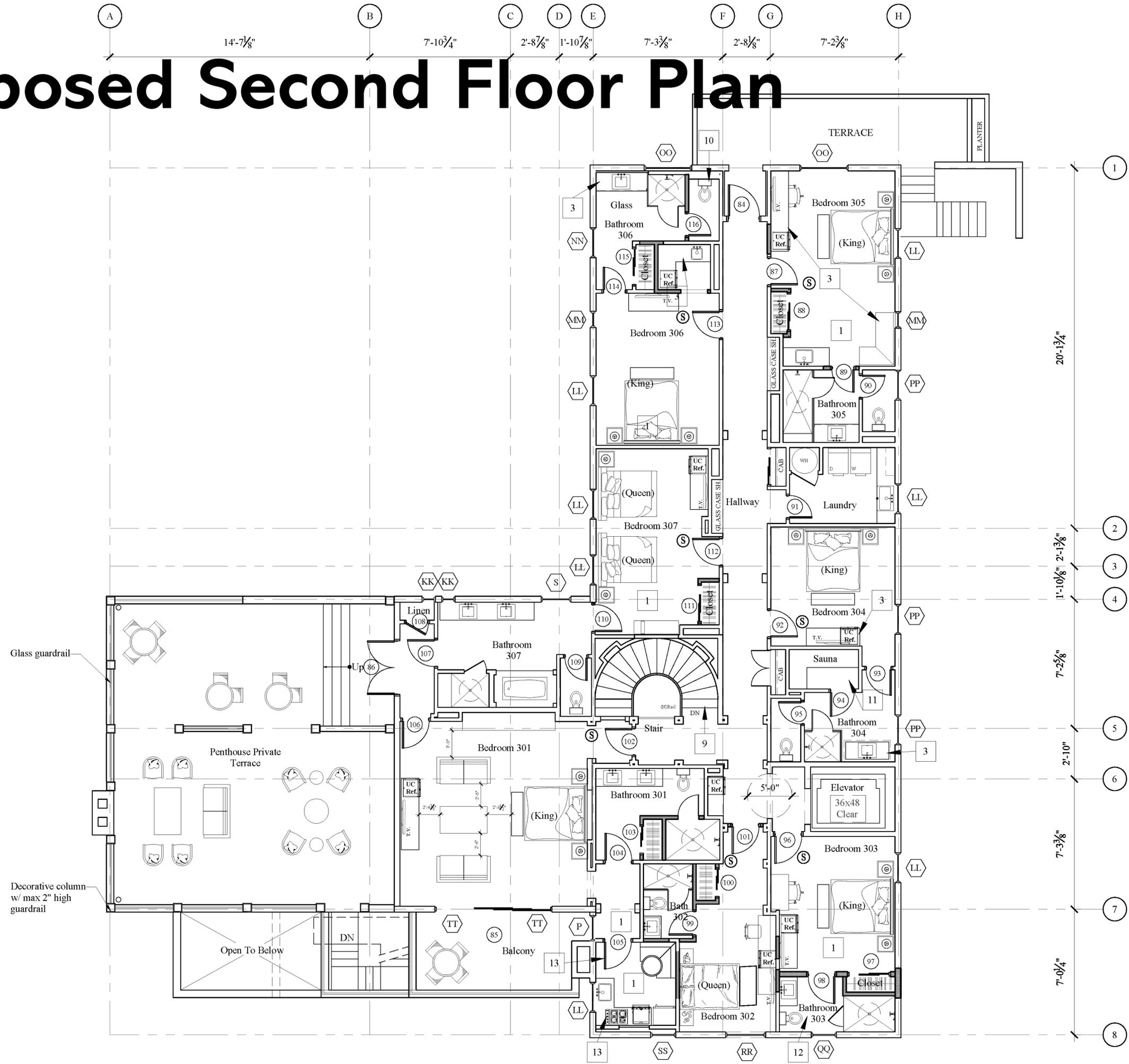


**Low-Cost
Accommodation Unit**

Proposed First Floor Plan



Proposed Second Floor Plan





Valet

New
Bulb-Out

Birds Eye View – Bulb Out Plaza/Valet





Birds Eye View



Valet

New Bulb-Out Plaza Entry



Staff Recommendation

Based on the special use permit allowances we feel this is an appropriate use of the regulations. This project meets the purpose and intent of the LJPDO and we are asking through the special use permit to allow for the hotel to be in this zone where tourist and hotel use already exist.

Please approve special use permit No. PRJ-1128559