

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1128559 - 484 Prospect Street

To call in and make your three minutes of public comment on this item:

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

When prompted, input Webinar ID: **161 191 4200**

How to Speak to a Particular Item or During Non-Agenda Public Comment

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Development Services Department

484 Prospect Street Project No. PRJ-1128559

Item # 1

Hearing Officer

February 25, 2026

Project Scope

Parcel Size: 0.28 acres

Location: 484 Prospect Street, LJPD-5A Zone, Coastal Overlay (APP and N-APP-2), Coastal Height Limit Overlay, Parking Impact Overlay (Beach), and Transit Priority Area within the La Jolla Community Plan.

Approvals: Process Three, Special Use Permit

CEQA

Determination: EXEMPT, CEQA Section 15332 (In-fill Development)

Project Scope

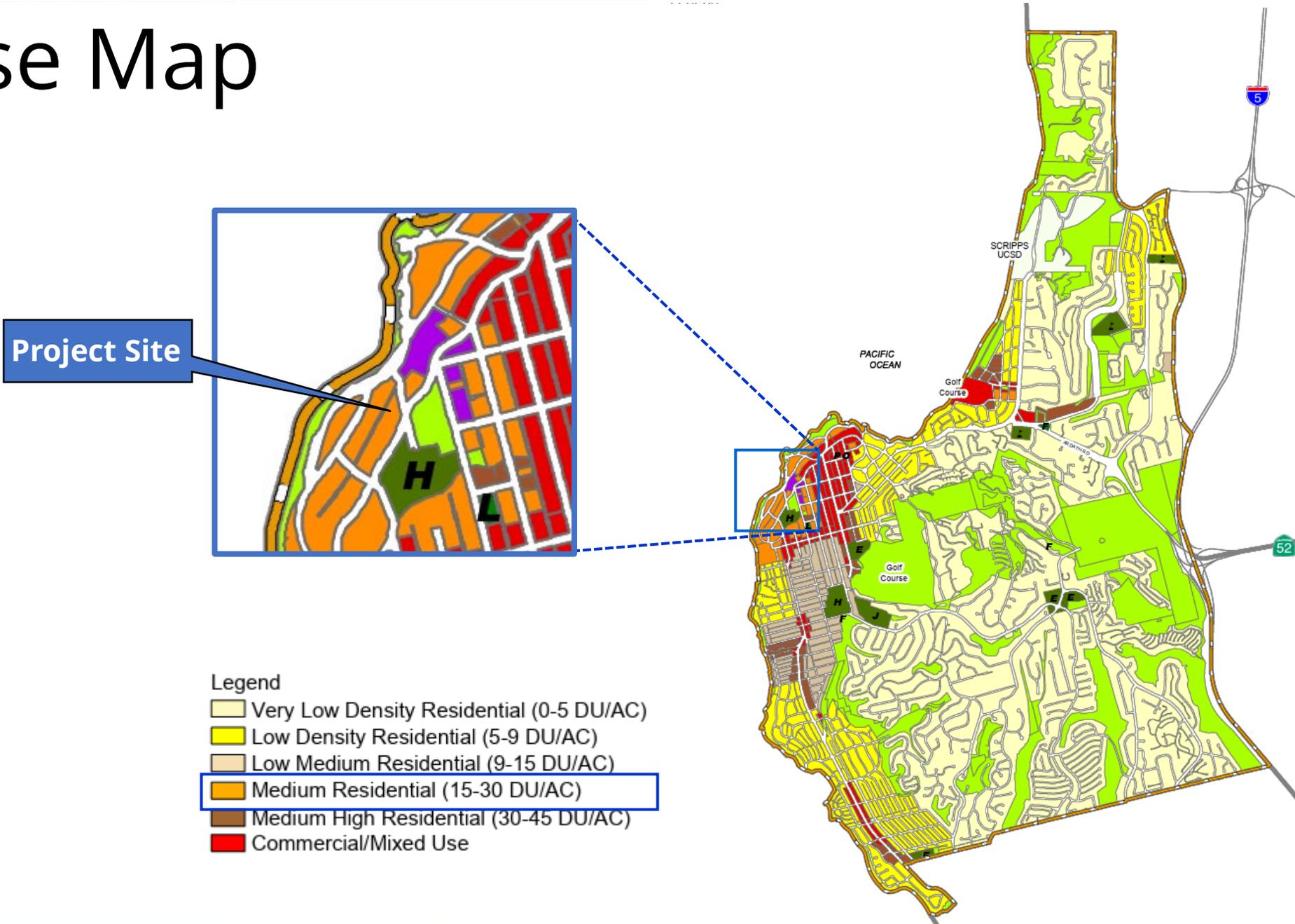
Preservation and reuse of a heritage structure, an existing 16,683 square-foot single-dwelling unit to accommodate a commercial hotel, including:

- Relocation of the existing single-dwelling unit to the first floor.
- Interior remodel to accommodate 19 Hotel Rooms.
- Addition of a bulb-out pedestrian walk and valet parking zone.

Aerial Photograph



Land Use Map



Site Plan

Existing use

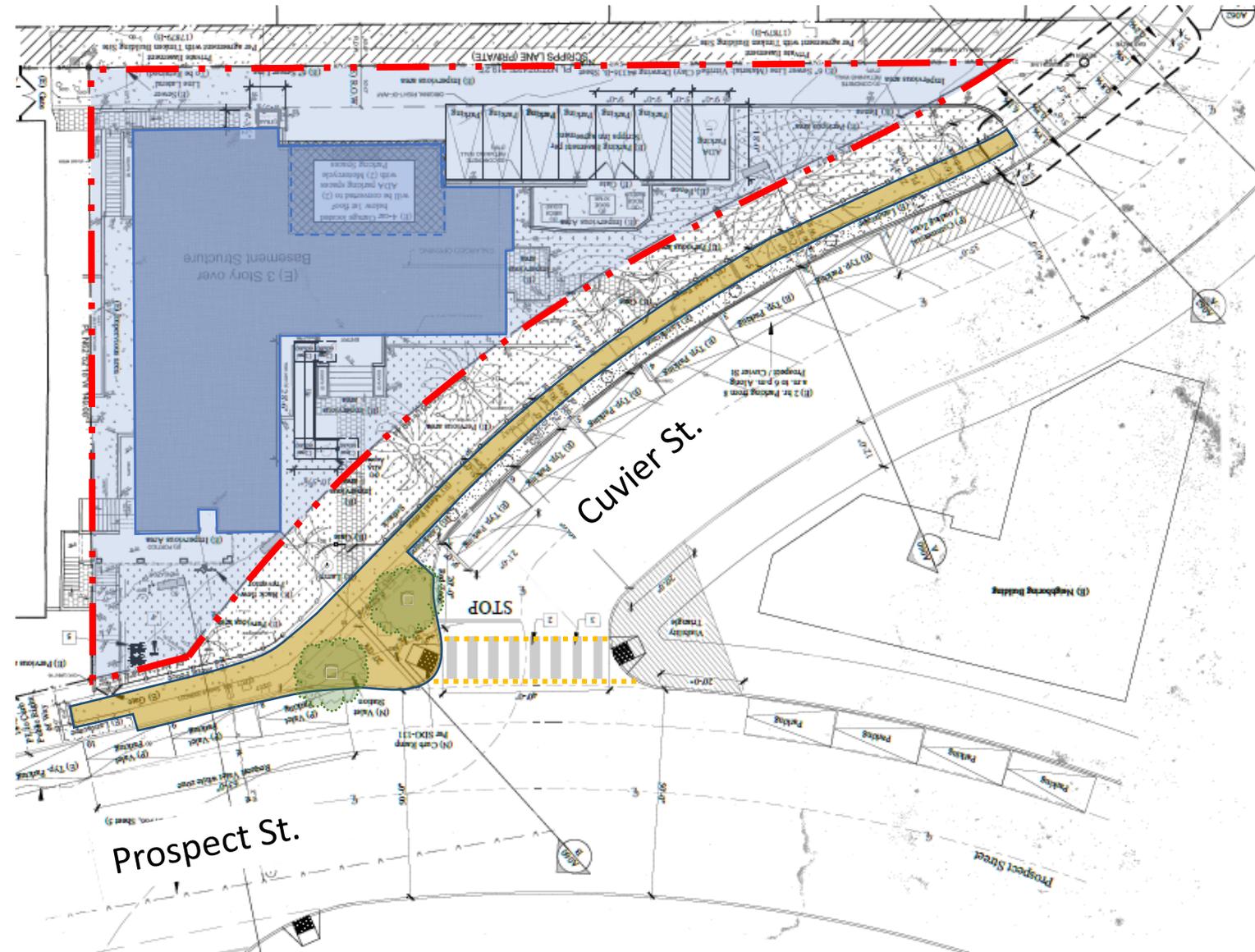
- Three-story SDU
- Basement level
 - Mechanical equipment
 - four parking spaces

Proposed Use

- SDU, first floor
- 19 Hotel Rooms
- Accessible Parking (basement)

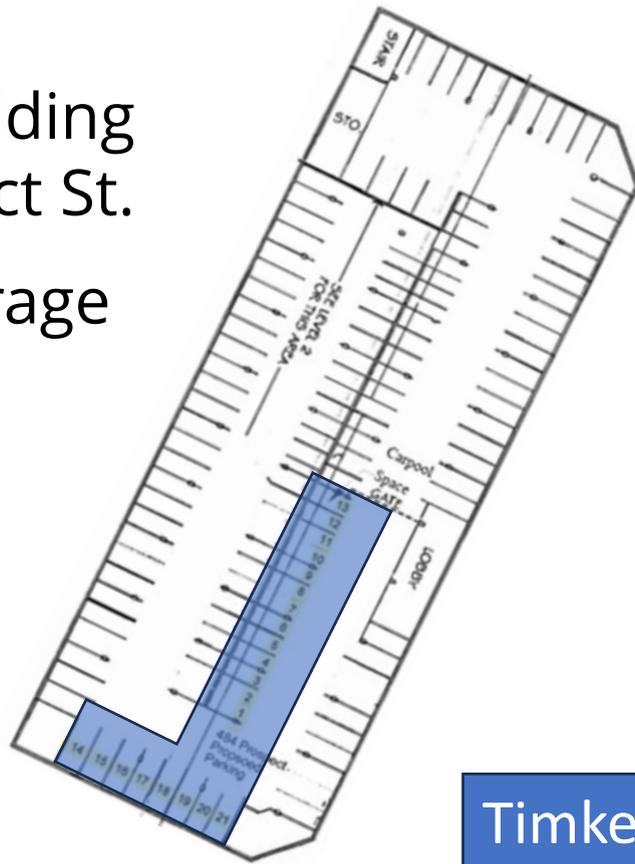
Off-Site Improvements

- eight-foot-wide Sidewalk (Prospect St)
- five-foot-wide Sidewalk (Cuvier Str)
- Curb extension/Valet parking zone



Parking Agreement, Recorded Deed

Timken Building
464 Prospect St.
Parking Garage
Sub-Level 3
21 spaces



Timken Building
464 Prospect St.



Project Site
484 Prospect St.



Panoramic view looking East

Existing uses in the immediate vicinity:
Multi-family Residential
Office and Hotel

Retain residential use and density.

No change in scale.

Adapt and Reuse Heritage Structure.

No intensification of use.



PROJECT SITE
Proposed Hotel/
Single Dwelling Unit



Elevations



East



North

Community Planning Group

Date: July 9, 2025

La Jolla Community Planning Association

Approve: 13-0-1 Without Conditions

Staff Recommendation

APPROVE

Special Use Permit No. PMT-3331008

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