



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: February 25, 2026

TO: Hearing Officer

FROM: Veronica Davison, Development Project Manager, Project Submittal & Management Division

SUBJECT: 484 Prospect Street, Special Use Permit - PROJECT NO. PRJ-1128559

The Permit for the project will be updated to include a revision to Transportation Conditions 18 and 19, where the word "non-contiguous" was omitted in error, and add Condition No. 22:

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of an eight-foot-wide **non-contiguous** sidewalk along the Prospect Street project frontage, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a five-foot-wide **non-contiguous** sidewalk along the Cuvier Street project frontage, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

22. The requested valet parking zone shown on Exhibit "A" is subject to Transportation Department approval per the criteria stated in Council Policy 200-15 and San Diego Municipal Code Chapter 8, Article 6, Division 22.

Should you have any questions, please contact me at (619)446-5462 or email hdavison@sandiego.gov

Thank you,

Development Project Manager

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Hearing Officer
February 25, 2025

Attachments:

Revised Permit Draft

CC:

File
Hearing Officer Legislative Recorder
Office of the City Attorney

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: 24010092

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL USE PERMIT (SITE DEVELOPMENT PERMIT) NO. PMT-3331008
484 PROSPECT STREET - PROJECT NO. PRJ-1128559
HEARING OFFICER

This Special Use Permit (Site Development Permit) No. PMT-3331008 is granted by the Hearing Officer of the City of San Diego to ORLI 2 LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 159.0210. The 0.28-acre site is located at 484 Prospect Street in the LJPD-5A (La Jolla Planned District 5A) zone, Coastal Overlay Zone (Appealable and Non-Appealable-Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Parking Standards Transit Priority Area, and Transit Priority Area of the La Jolla Community Plan. The project site is legally described as Document 96-31692 in allay of closed lots 48-50, Block 17, of the La Jolla Park Map 0352, City of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to preserve and reuse an existing 16,683-square-foot single dwelling unit (SDU), a Historical Resources Board designated Heritage Structure, to include relocation of the SDU to the first floor and a commercial 19-room hotel 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. Preservation and reuse of the existing 16,683 square-foot structure, including an interior remodel to accommodate a commercial 19-room hotel and relocation of the existing SDU to the first floor;
- b. The addition of a bulb-out pedestrian walk and valet parking zone, including a curb extension and installation of a high-visibility crosswalk and enhanced crosswalk paving at the intersection of Prospect Street and Cuvier Street;
- b. Landscaping (planting, irrigation and landscape-related improvements);
- c. Off-street parking, 23 spaces total, including two accessible spaces and two motorcycle spaces within the basement level and 21 spaces within a shared parking easement; and

- 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 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.

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 the Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the access and asphalt pavement within the General Utility Easement right-of-way, in a manner satisfactory to the City Engineer.

12. The development of this project shall comply with all the permanent stormwater 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.

13. The development of this project shall comply with all the stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

PLANNING/DESIGN REQUIREMENTS:

14. 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.

15. The Single Dwelling Unit shall not be used for a rental term of less than 30 consecutive days.

16. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

17. 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.

TRANSPORTATION REQUIREMENTS

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of an eight-foot-wide non-contiguous sidewalk along the Prospect Street project frontage, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a five-foot-wide non-contiguous sidewalk along the Cuvier Street project frontage, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a curb extension and installation of a high-visibility Continental crosswalk and enhanced crosswalk paving at Cuvier Street at its intersection with Prospect Street, per Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy. It should be noted that an Encroachment Maintenance and Removal Agreement (EMRA) will be required for the enhanced crosswalk paving.

21. Prior to first occupancy, the Owner/Permittee shall provide and maintain on-site the following Vehicle Miles Traveled (VMT) reduction measures totaling at least five points as shown in Exhibit 'A', satisfactory to the City Engineer:

- On-Site Bicycle Repair Station (1.5 points)
- Short-Term Bicycle Public Parking Spaces (1.5 Points)
- Intersection Pop-out at Cuvier Street (0.83 Points)

- Installation of enhanced crosswalk paving at Cuvier Street (0.83 points)
- Installation of high-visibility Continental crosswalk striping at Cuvier Street (0.5 points)

These improvements shall be completed and operational prior to first occupancy.

22. The requested valet parking zone shown on Exhibit "A" is subject to Transportation Department approval per the criteria stated in Council Policy 200-15 and San Diego Municipal Code Chapter 8, Article 6, Division 22.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

23. Prior to the issuance of any construction permits, if it is determined during the building permit review process that the existing water and sewer service will not be adequate to serve the proposed Building, the Owner/Permittee shall assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right of way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

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 4

Special Use Permit No.: PMT-3331008
Date of Approval: February 25, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Veronica Davison
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.

ORLI 2 RE LLC
Owner/Permittee

By _____
Maxwell Waitt
MEMBER

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