

# San Diego Hearing Officer Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1134889 WOODFORD DRIVE RESIDENCE, SITE DEVELOPMENT PERMIT**

**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**

When the Hearing Officer introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing **\*9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial **\*6** on your phone.



**Development Services Department**

**WOODFORD DRIVE RESIDENCE**  
**Project No. 1134889**

**Item 4**

**Hearing Officer**

**March 25, 2026**

# Project Scope

- Demolish an existing tennis court
- Construct a two-story, 6,562-square-foot, single dwelling unit with an attached garage
- Construct a two-story, 967-square-foot detached accessory dwelling unit

# Project Scope

**Parcel Size:** 0.46 acre

**Approvals:** Process Level 3  
Site Development Permit

**CEQA:** Exempt, CEQA Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).

# Aerial Photograph

**Location:**

1.5 miles east of  
Pacific Ocean

**Community Plan:**

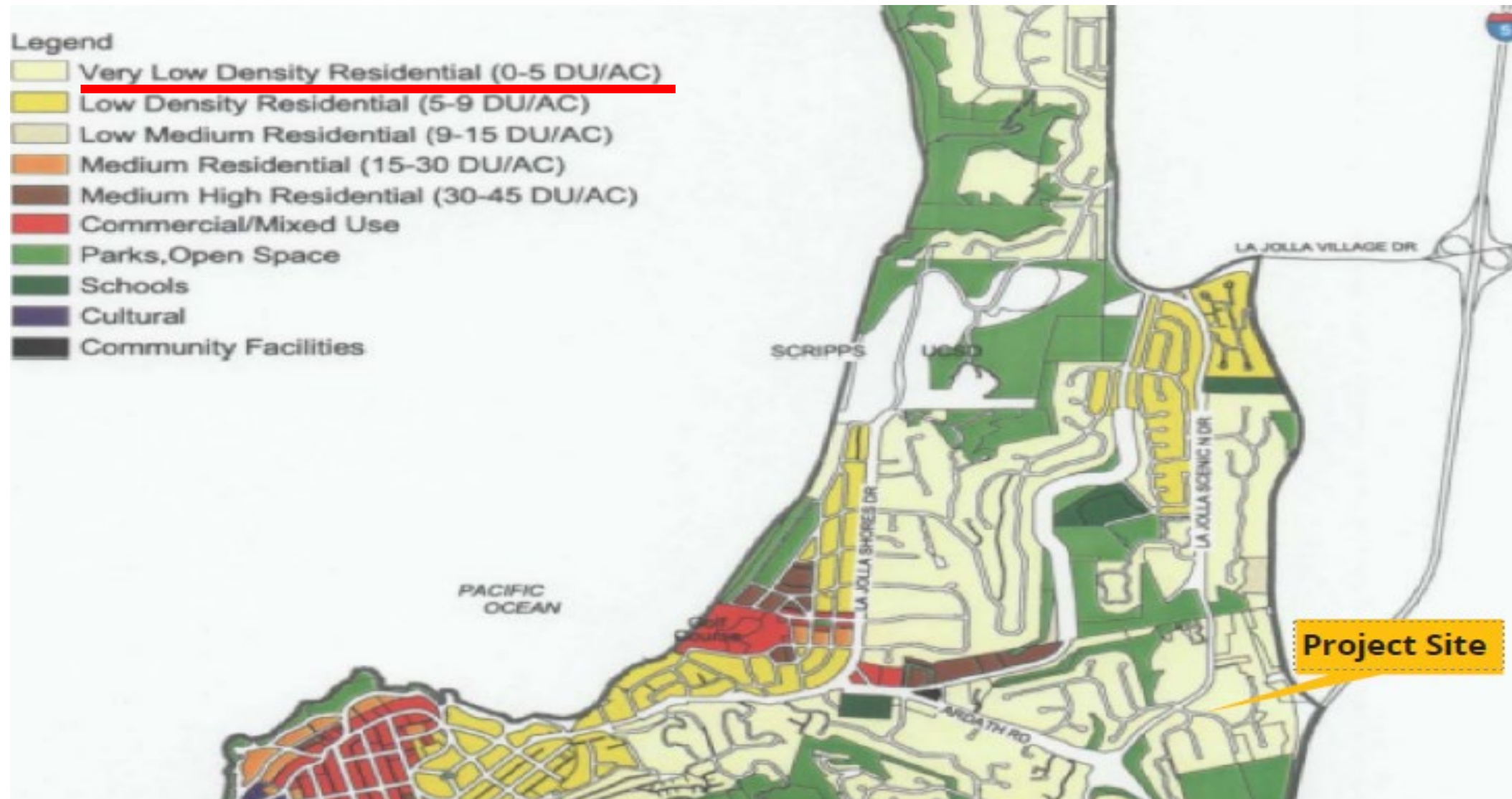
La Jolla

**Base Zone:**

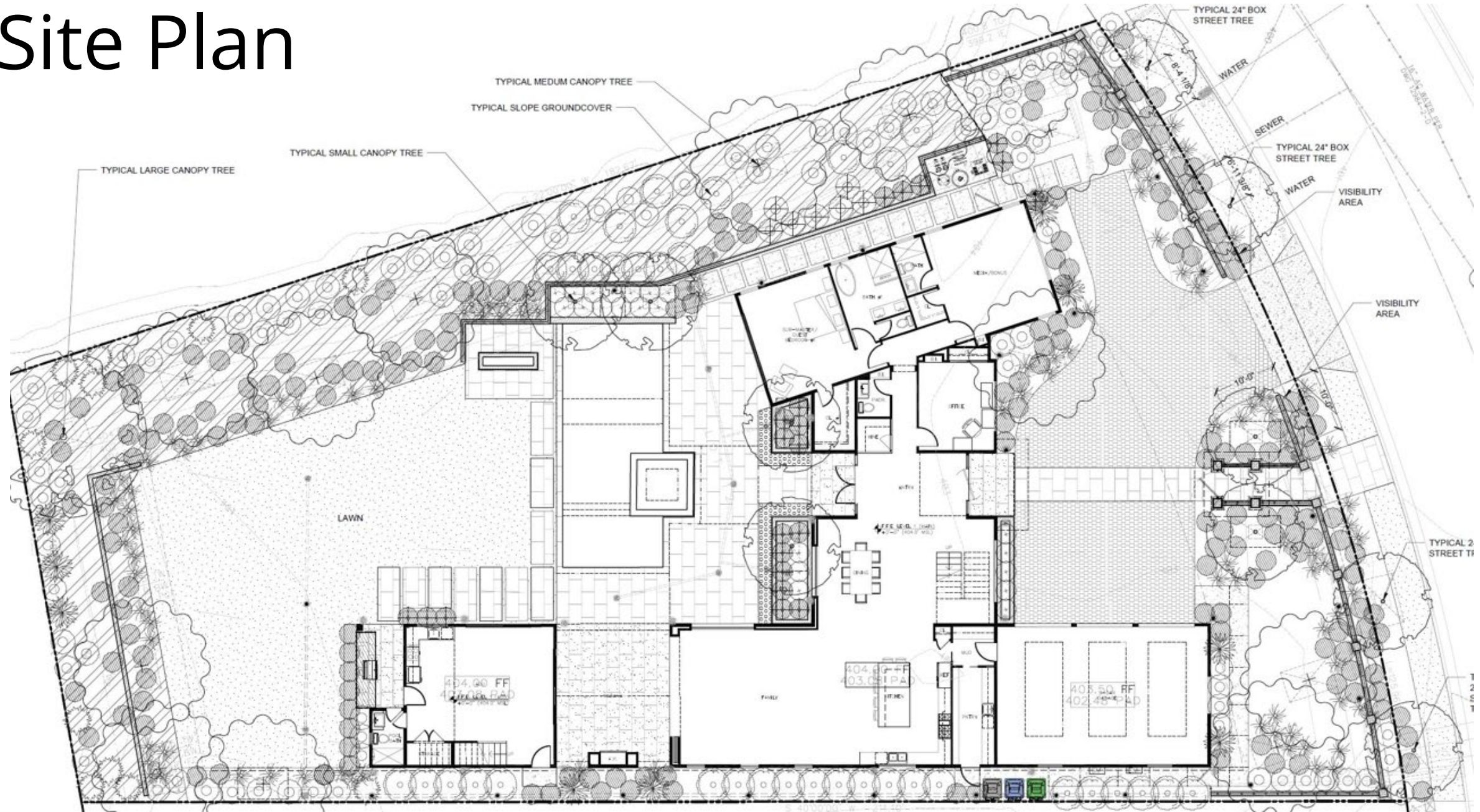
LJSPD-SF



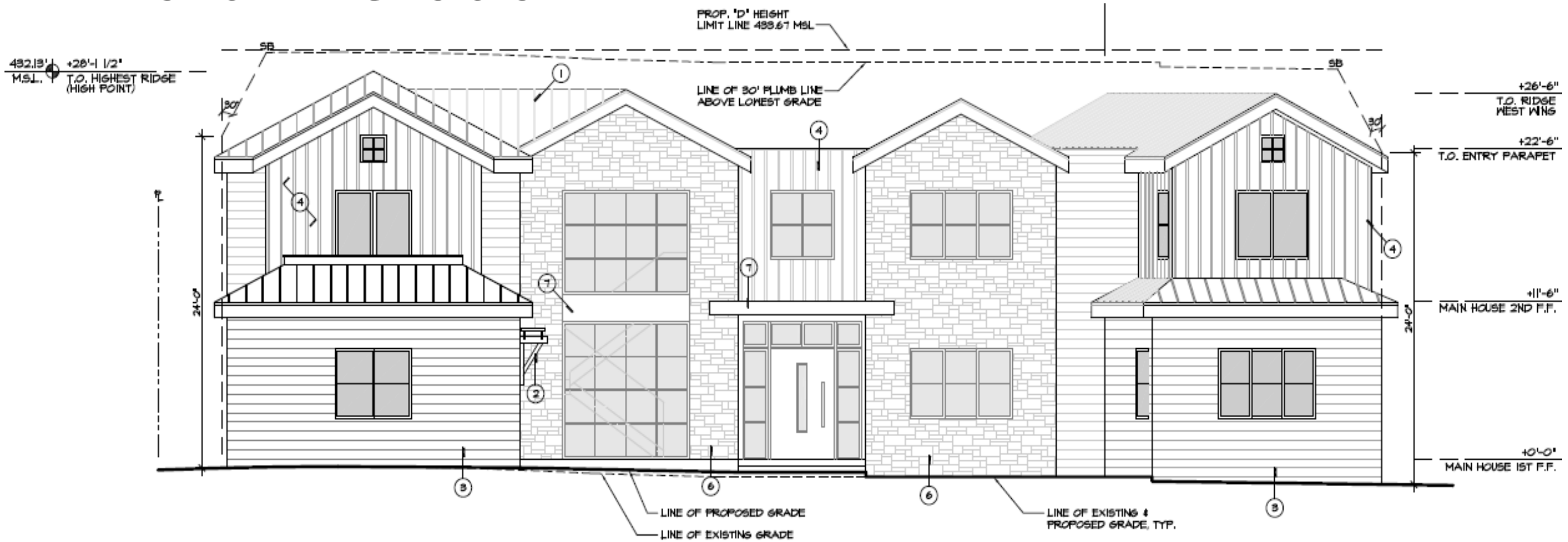
# Community Plan Location



# Site Plan



# North Elevation



**NORTH (FRONT) ELEVATION**

SCALE: 3/16"=1'-0"

# Rendering



# Community Planning Group

- The applicant opted not to obtain a formal recommendation from the La Jolla Community Planning Association
- On October 15, 2025, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend denial of the project based on its “noncompliance with the neighborhood character and the outlier of the floor area ratio”.

# Staff Response

- Project is under the allowable Floor Area Ratio (FAR)
  - 0.41 is the FAR, where 0.45 is allowed per SDMC 1510.0304(i) and Table 131-04j
- Project blends into the neighborhood character by utilizing:
  - Off-setting planes
  - Articulation
  - Stepped back second story with a balcony
  - Material changes to break up the massing and provide visual relief

# Rendering





# Staff Recommendation

**APPROVE:**

Site Development Permit No. PMT-3349683