



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

DATE: March 24, 2026

TO: Hearing Officer

FROM: Hector Rios, Development Project Manager, Development Services Department

SUBJECT: WOODFORD DRIVE RESIDENCE – Hearing Officer Hearing, Item 4 - HO 26-016  
PROJECT NO. PRJ-1134889

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Please note that the project site is not within the Coastal Overlay Zone. Revisions were made to the following documents:

- Hearing Officer Report - Page 2 has been updated to remove "Coastal Overlay Zone (Non-Appealable Area 2)."
- Attachment 5 Draft Permit Resolution with Findings - Page 3 has been updated to remove the statement:

*"This language was certified under O-21254 and is applicable within the Coastal Overlay Zone (certified as of September 7, 2022, as part of the 2019 Housing Legislation Code Update). Please note that the most recently City-wide adopted ADU regulations (under O-21989, the 2025 Amendment to the ADU and JADU Regulations) removed this language but are pending certification by the California Coastal Commission, and therefore are not applicable to this site within the Coastal zone."*

In addition, revisions were made to the following documents to show a decision date of March 25, 2026

- Attachment 4 Draft Permit with Conditions – Pages 1, 5, and 6 have been updated with a decision date of March 25, 2026, and not April 8, 2026.
- Attachment 4 Draft Permit with Conditions – Page 2 under Standard Requirements: 1 has been updated with a permit utilization date of April 9, 2029, and not April 23, 2029.
- Attachment 5 Draft Permit Resolution with Findings - Page 4 has been updated with a decision date of March 25, 2026, and not April 8, 2026.

Page 2  
City of San Diego Hearing Officer  
March 24, 2026

Should you have any questions, please contact me at (619)533-6733 or email [HRios@sandigo.gov](mailto:HRios@sandigo.gov).

Thank you,

  
Hector Rios

Attachments:

Revised Hearing Officer Report  
Revised Draft Permit with Conditions  
Draft Permit Resolution with Findings

Cc: Project File  
Hearing Officer Legislative Recorder  
Office of the City Attorney



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 18, 2026 REPORT NO. HO-26-016  
HEARING DATE: March 25, 2026  
SUBJECT: WOODFORD DRIVE RESIDENCE, Process Three Decision  
PROJECT NUMBER: [PRJ-1134889](#)

OWNER/APPLICANT: Randolph Martin / Golba Architecture, Sarah Horton

### SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to construct a two-story, 6,562-square-foot, single dwelling unit with an attached garage and a two-story, 967-square-foot detached accessory dwelling unit at an unaddressed parcel ([APN-346-741-31-00](#)) on the south side of Woodford Drive, east of 7887 Reville Drive and West of 2975 Woodford Drive within the [La Jolla Community Plan](#) area?

### Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3349683.

Fiscal Considerations: None. All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project will add one single dwelling unit plus one accessory dwelling unit on a lot that current has zero dwelling units.

### Community Planning Group Recommendation:

- La Jolla Community Planning Association (LJCPA): The applicant opted not to obtain a formal recommendation from the LJCPA.
- La Jolla Shores Planned District Advisory Board (LJSPDAB): On October 15, 2025, the LJSPDAB 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. (Attachment 7)

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 23, 2025, and the opportunity to appeal that determination ended on January 8, 2026. (Attachment 6).

## BACKGROUND

### Site Description:

The 0.46-acre site is located at an unaddressed parcel ([APN-346-741-31-00](#)) on the south side of Woodford Drive, east of 7887 Revelle Drive and west of 2975 Woodford Drive within an established residential area in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, ~~Coastal Overlay Zone (Non-Appealable Area 2)~~, and Coastal Height Limit Overlay Zone of the La Jolla Community Plan area. The project site is currently developed with a tennis court, surrounded by a chain-link fence.

### Project Scope:

Demolition of an existing tennis court and construction of a two-story, 6,562-square-foot, single-dwelling unit with an attached garage, plus a two-story, 967-square-foot, accessory dwelling unit (ADU), a pool/spa, and associated site improvements.

### Permits Required:

Process 3 – Site Development Permit pursuant to [SDMC Section 1510.0201](#) for the development of premises within the La Jolla Shores Planned District. The decision on an application for an SDP shall be made in accordance with Process Three, with the Hearing Officer as the decision maker and appeal rights to the Planning Commission.

## DISCUSSION

### Project Description:

The proposed project is to construct a two-story, 6,562-square-foot, single-dwelling unit with an attached garage, plus a two-story, 967-square-foot, ADU, a pool/spa, and associated site improvements.

The project scope includes the demolition of an existing tennis court, surrounded by a chain-link fence, constructed in approximately 1978, which is considered a structure, as defined in [SDMC Section 113.0103](#). Structures that are 45 years or older require historical evaluation. City Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The previously disturbed project site is approximately 1.5 miles east of the Pacific Ocean within an established residential area. It is not located within a coastal bluff, beach, or special flood area. A Preliminary Drainage Study, prepared for the project by Christensen Engineering & Surveying and dated April 10, 2025, was reviewed for stormwater, drainage, and hydrology requirements. Stormwater impacts from the project will be mitigated through the implementation of Best Management Practices in compliance with the Grading Regulations of the SDMC, [Chapter 14, Article](#)

[2, Division 1](#). The drainage system proposed for this development is subject to approval by the City Engineer at the time of construction permit approval.

The project was reviewed for compliance with the City of San Diego's codes, policies, and regulations, with a primary focus on protecting the public's health, safety, and welfare. Conditions of approval include a Water Pollution Control Plan to be drafted in accordance with the City of San Diego Storm Water Standards Manual; ensuring that no dry weather flows are discharged to the receiving storm conveyance system in accordance with the Areas of Special Biological Significance (ABS) requirements; obtaining an Encroachment Maintenance and Removal Agreement for the landscape, irrigation, curb outlet, sidewalk underdrains and private walkway located within the City's Right-of-Way, satisfactory to the City Engineer. In addition, the project is conditioned to dedicate 2.25 feet at the front property line along Woodford Drive for a 12-foot-wide parkway and to install a new City standard driveway adjacent to the site on Woodford Drive.

The La Jolla Shores Planned District Ordinance requires all buildings and setbacks to be in general conformity with those in the vicinity. The applicant provided a survey containing lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey indicates the following ranges: front setback, between 5 and 28 feet; side setbacks, between 3 and 28 feet. The project proposes a 25-foot front yard setback, a 23.5-foot side yard setback at the West Property Line, and a 5.5-foot side yard setback at the East Property Line, all of which are consistent with the survey. Additionally, the project complies with the required maximum lot coverage of 0.60, proposing a coverage of 0.37.

Community Plan Analysis:

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) designates the project site for [Very Low-density Residential uses](#) [0-5 dwelling units per acre (DU/AC)]. The Residential Element of the Community Plan includes the following policies:

- Residential Densities: "Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density."
- Community Character: "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 project site is located within an established neighborhood of the Community Plan, which consists predominantly of single-family dwellings. There are no public view corridors, vantage points, or physical access routes to the ocean from the project site, per [Figure 9](#) of the Community Plan.

The proposed development is consistent with the prescribed land use and will result in a density of 2 DU/AC. The proposed ADU does not contribute to density calculations, pursuant to SDMC Section 141.0302(b)(2)(B), which states "ADUs and JADUs are not subject to the *density* limitations for the *premises*." This language was certified under O-21254 and is applicable within the Coastal Overlay

Zone (certified as of September 7, 2022, as part of the 2019 Housing Legislation Code Update). Please note that the most recently City-wide adopted ADU regulations (under O-21989, the 2025 Amendment to the ADU and JADU Regulations) removed this language, but it is pending certification by the California Coastal Commission.

The project is also consistent with the Community Plan's recommendations for maintaining the character of the area through the use of building articulation, roofline variation, and fenestration. Natural exterior finishes include light color wood siding and stone veneer. Additionally, the project design adheres to all development standards mandated by the LJSPD-SF Zone, including building height, density, building setbacks and lot coverage. The project will conform to the 30-foot maximum structure height allowed in the Coastal Height Limitation Overlay Zone, per SDMC Section [132.0505](#) and in accordance with Proposition "D" measurement procedures. The proposed maximum building height is 28.2. No deviations or variances are required.

Conclusion:

City Staff reviewed the proposal, including all issues identified through the review process, and determined that all project issues have been addressed. The project conforms to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-3349683, PRJ-1134889, with modifications.
2. Deny Site Development Permit No. PMT-3349683, PRJ-1134889, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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~~Veronica Davison~~ [Hector Rios](#)  
Development Project Manager  
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice of Right to Appeal Environmental Exemption
7. LJSPDAB Meeting Minutes
8. Ownership Disclosure Statement
9. Project Plans

**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: 24010180

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3349683  
**WOODFORD DRIVE RESIDENCE - PROJECT NO. PRJ-1134889**  
HEARING OFFICER

This Site Development Permit No. PMT-3349683 is granted by the Hearing Officer of the City of San Diego to Randolph Martin, Trustee of the MBR Business Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 0.46-acre site is located at Woodford Drive (APN-346-741-31-00) in the La Jolla Shores Planned District – Single Family [LJSPD-SF] Zone, Coastal Height Limit Overlay Zone, and Airport Land Use Compatibility Overlay (MCAS Miramar) within the La Jolla Community Plan Area. The project site is legally described as: LOT 12 OF LA JOLLA VISTA ESTATES, ACCORDING TO THE MAP THEREOF NO. 6016, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 29, 1957.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to demolish an existing tennis court, surrounded by a chain-link fence, and construct a two-story, 6,562-square-foot, single dwelling unit with an attached garage and a two-story, 967-square-foot detached accessory dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated ~~April 8, 2026~~ March 25, 2026, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing tennis court, surrounded by a chain-link fence;
- b. Construction of a two-story, 6,562-square-foot, single dwelling unit with an attached 790-square-foot, three-car garage, a detached two-story, 967-square-foot, accessory dwelling unit, swimming pool/spa, and associated site improvements;
- c. Landscaping (planting, irrigation and landscape-related improvements); 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 ~~April 23, 2029~~ [April 9, 2029](#).
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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" conditions(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.

9. 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 Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

10. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional 2.25 feet of right-of-way along Woodford Drive for a 12-foot-wide parkway as shown on approved Exhibit 'A', satisfactory to the City Engineer.

11. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new City standard driveway adjacent to the site on Woodford Drive, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the landscape, irrigation, curb outlet, sidewalk underdrains and private walkway located within the City's ROW, satisfactory to the City Engineer.

13. The drainage system proposed for this development is private and subject to approval by the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with the Grading Regulations of SDMC Chapter 14, Article 2, Division 1 into the construction plans or specifications, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix "D" of the City of San Diego Storm Water Standards Manual.

16. Prior to the issuance of any construction permits, the applicant shall ensure that no dry weather flows are discharged to the receiving storm conveyance system in accordance with Areas of Special Biological Significance (ASBS) requirements.

**LANDSCAPE REQUIREMENTS:**

17. Prior to the issuance of any construction permits for public improvements, the Owner/Permittee shall submit complete landscape construction documents for ROW improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree, which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

18. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with the approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

19. Unplanted recreational areas, walks (areas used for access, whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscape indicated on the approved construction document plans (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

22. 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.

23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

24. 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.

**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 final inspection of completed buildings.

APPROVED by the Hearing Officer of the City of San Diego on ~~April 8, 2026~~ [March 25, 2026](#), and **[Approved Resolution Number]**.

**ATTACHMENT 4**

Site Development Permit No: PMT-3349683  
Date of Approval: ~~April 8, 2026~~ March 25, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Hector Rios  
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.

**MBR BUSINESS TRUST**  
Owner/Permittee

By \_\_\_\_\_  
Randolph Martin  
TRUSTEE

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

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. PMT-3349683  
**WOODFORD DRIVE RESIDENCE - PROJECT NO. PRJ-1134889**

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. RANDOLPH MARTIN, TRUSTEE OF THE MBR BUSINESS TRUST, Owner/ Permittee, Permittee, submitted an application to the City of San Diego for a Site Development Permit to demolish an existing tennis court, surrounded by a chain-link fence, and to construct a two-story, 6,562-square-foot, single dwelling unit with an attached garage, and a two-story, 967-square-foot detached accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the WOODFORD DRIVE RESIDENCE project.

B. The 0.46-acre site is located at Woodford Drive (APN-346-741-31-00) within the La Jolla Community Plan in the La Jolla Shores Planned District – Single Family [LJSPD-SF] Zone, Coastal Height Limit Overlay Zone, and Airport Land Use Compatibility Overlay (MCAS Miramar) zone. The project site is legally described as LOT 12 OF LA JOLLA VISTA ESTATES, ACCORDING TO THE MAP THEREOF NO. 6016, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 29, 1957.

C. On December 23, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Site Development

Permit No. PMT-3349683:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**I. The proposed development will not adversely affect the applicable land use plan.**

The project site is located at an unaddressed parcel (APN-346-741-31-00) on the south side of Woodford Drive, east of 7887 Revelle Drive and west of 2975 Woodford Drive Woodford Drive, within an established residential area in the LJSPD-SF Zone and the Coastal Height Limit Overlay within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The 0.46-acre site is approximately 1.5 miles east of the Pacific Ocean and is not between the nearest public road and the sea or the shoreline of any body of water. There are no public view corridors, vantage points, or physical access routes to the ocean from the project site as identified in [Fig. 9 of the Community Plan](#).

The project scope includes the demolition of an existing tennis court and the construction of a two-story, 6,562-square-foot, single-dwelling unit with an attached garage, a two-story, 967-square-foot, accessory dwelling unit (ADU), a pool/spa, and associated site improvements.

The existing tennis court, surrounded by a chain-link fence, was constructed in approximately 1978 and is considered a structure, as defined in [SDMC Section 113.0103](#). Structures that are 45 years or older require historical evaluation. City Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The Community Plan designates the project site for [Very Low-density Residential uses](#) [0-5 dwelling units per acre (DU/AC)]. The Residential Element of the Community Plan includes the following policies:

- Residential Densities: "Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density."
- Community Character: "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 project site is situated within an established residential neighborhood of the Community Plan, primarily comprising single-dwelling units. The proposed development is consistent with the prescribed land use and will result in a density of 2 DU/AC. The proposed ADU does not contribute to density calculations, pursuant to SDMC Section 141.0302(b)(2)(B), which states "ADUs and JADUs are not subject to the density limitations for the premises." ~~This language was certified under O-21254 and is applicable within the Coastal Overlay Zone (certified as of September 7, 2022, as part of the 2019 Housing Legislation Code Update). Please note that the most recently City-wide adopted ADU regulations (under O-21989, the 2025 Amendment to the ADU and JADU Regulations) removed this language but are pending certification by the California Coastal Commission, and therefore are not applicable to this site within the Coastal zone.~~

The project is also consistent with the Community Plan's recommendations for maintaining the character of the area through the use of building articulation, roofline variation, and fenestration. Natural exterior finishes include light color wood siding and stone veneer. Additionally, the project design adheres to all development standards mandated by the LJSPD-SF Zone, including building height, density, building setbacks and lot coverage. The project will conform to the 30-foot maximum structure height allowed in the Coastal Height Limitation Overlay Zone, per [SDMC Section 132.0505](#) and in accordance with Proposition "D" measurement procedures. The proposed maximum building height is 28.2. No deviations or variances are required. Therefore, the project will not adversely affect the applicable land use plan.

**II. The proposed development will not be detrimental to the public health, safety, and welfare.**

The previously disturbed project site is approximately 1.5 miles east of the Pacific Ocean within an established residential area. It is not located within a coastal bluff, beach, or special flood area. A Preliminary Drainage Study, prepared for the project by Christensen Engineering & Surveying and dated April 10, 2025, was reviewed for stormwater, drainage, and hydrology requirements. Stormwater impacts from the project will be mitigated through the implementation of Best Management Practices (BMPs) in compliance with the Grading Regulations of the SDMC. The drainage system proposed for this development is subject to approval by the City Engineer at the time of construction permit approval.

The project was reviewed for compliance with the City of San Diego's codes, policies, and regulations, with a primary focus on protecting the public's health, safety, and welfare. Conditions of approval include a Water Pollution Control Plan to be drafted in accordance with the City of San Diego Storm Water Standards Manual; ensuring that no dry weather flows are discharged to the receiving storm conveyance system in accordance with Areas of Special Biological Significance (ABS) requirements; obtaining an Encroachment Maintenance and Removal Agreement for the landscape, irrigation, curb outlet, sidewalk underdrains and private walkway located within the City's Right-of-Way, satisfactory to the City Engineer. In addition, the project is conditioned to dedicate 2.25 feet at the front property line along Woodford Drive for

a 12-foot-wide parkway and to install a new City standard driveway adjacent to the site on Woodford Drive.

Therefore, the Project will not be detrimental to public health, safety, and welfare.

**III. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The La Jolla Shores Planned District Ordinance requires all buildings and setbacks to be in general conformity with those in the vicinity. The applicant has provided a survey containing lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey indicates the following ranges: front setback, between 5 and 28 feet; side setbacks, between 3 and 28 feet. The project proposes a 25-foot front yard setback, a 23.5-foot side yard setback at the West Property Line, and a 5.5-foot side yard setback at the East Property Line, all of which are consistent with the survey. Additionally, the project complies with the required maximum lot coverage of 0.60, proposing a coverage of 0.37.

As set forth in Finding A. I. above, which is herein incorporated by reference, the proposed development complies with the regulations of the applicable Land Use Plan and the La Jolla Planned District Ordinance, including Landscape regulations and includes no deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Site Development Permit No. PMT-3349683 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-3349683, a copy of which is attached to and made a part of this Resolution by this reference.

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Hector Rios  
Development Project Manager  
Development Services

Adopted on: ~~April 8, 2026~~ [March 25, 2026](#)

IO#: 24010180