

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-1126220: 8204 La Jolla Shores Drive

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

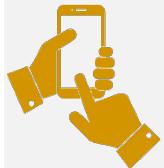
Telephone - Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

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

8204 La Jolla Shores Drive
PRJ-1126220

Item # 2

Hearing Officer

April 22, 2026

Address

8204 La Jolla Shores Dr.

Zone

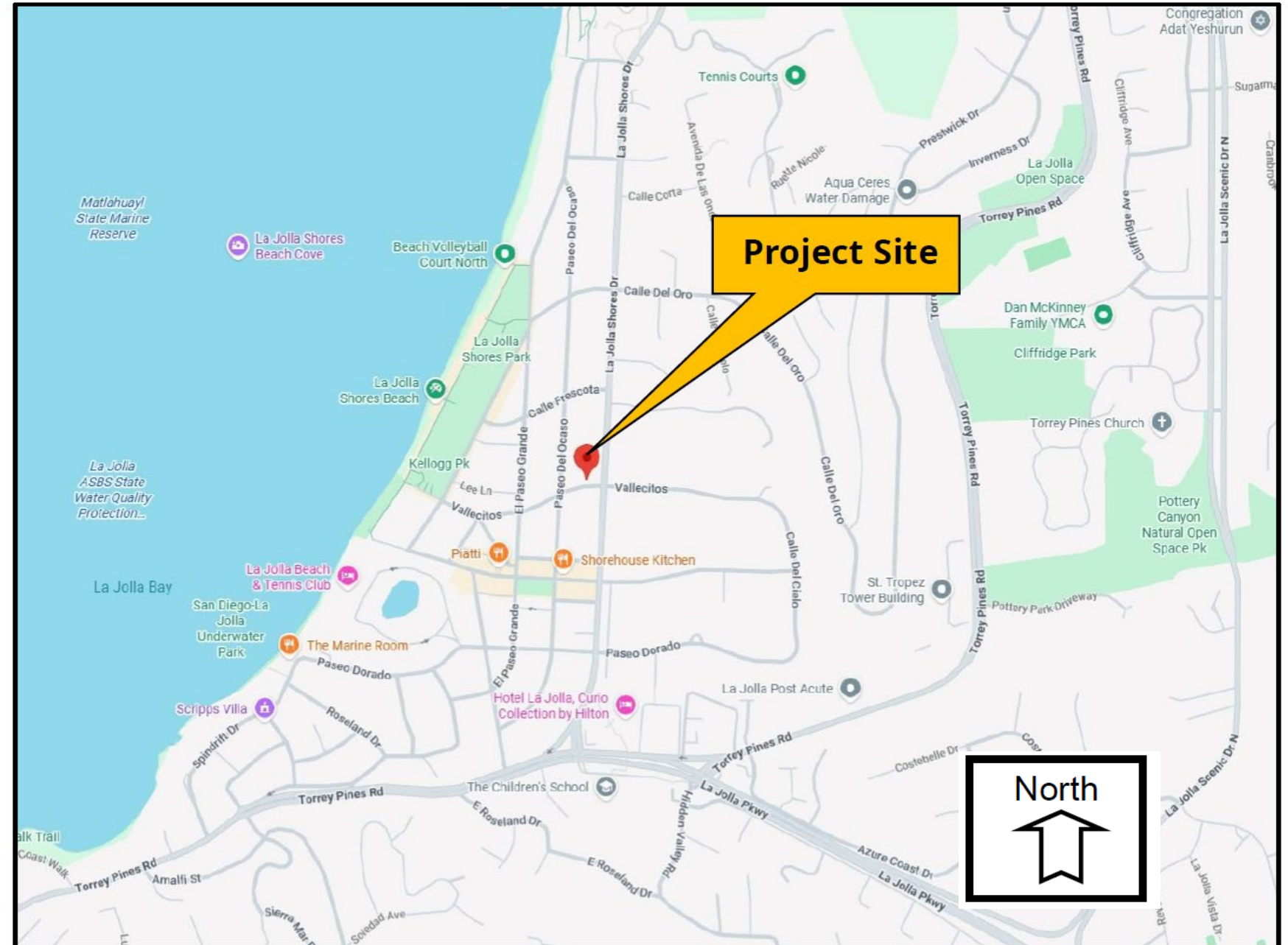
LJSPD-SF Zone

Community Plan

La Jolla

Land Use

Low Density Residential
(5-9 dwelling units/acre)



Project Area:
0.14 acres

Adjacent Uses:

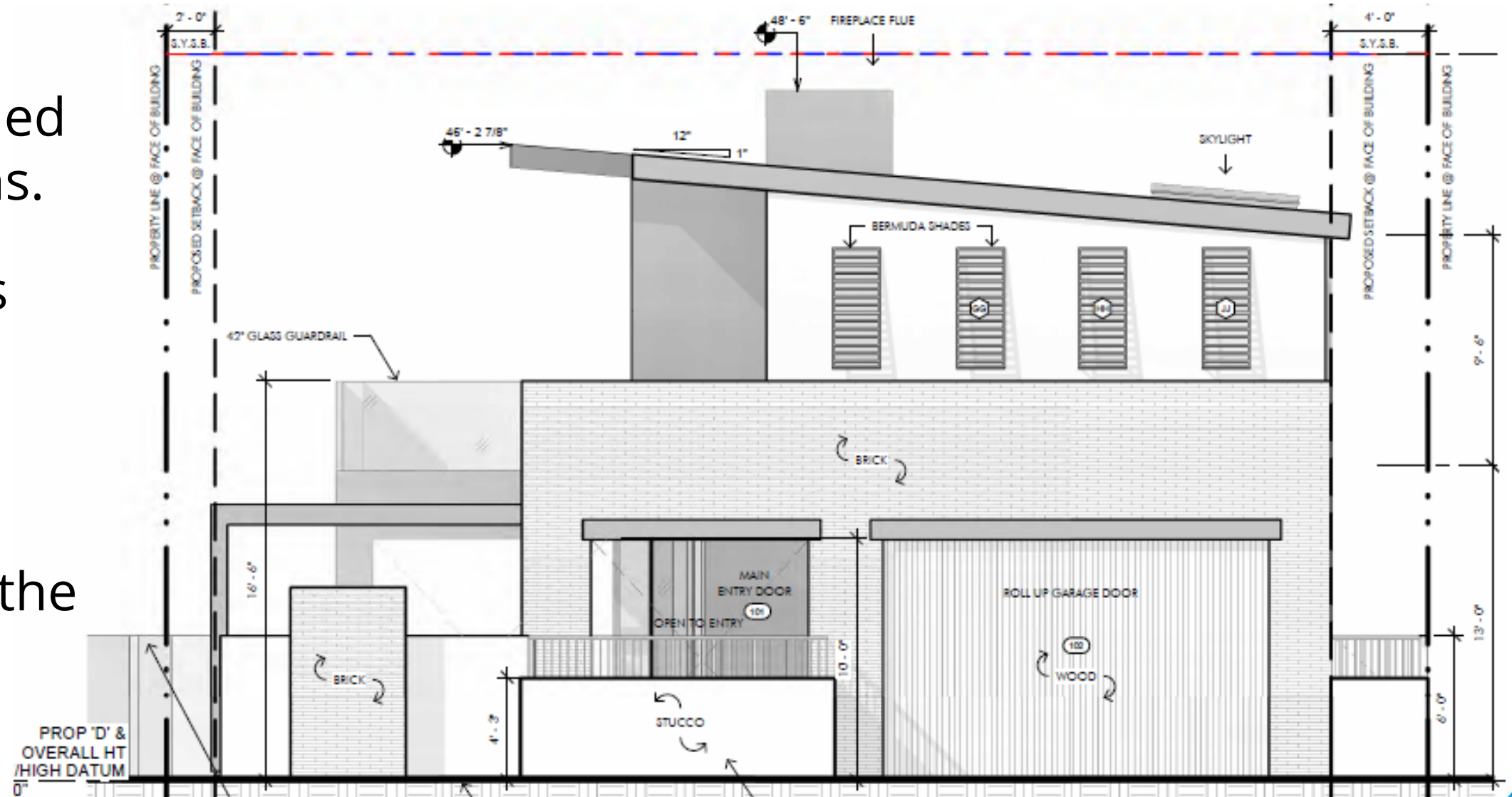
Residential to
the north, south,
east, and west.



Required Approvals

- Process 2 Coastal Development Permit: projects that demolish more than 50% or more of the exterior walls of the structure.
- Process 3 Site Development Permit: projects in the La Jolla Shores Planned District.
- The discretionary actions have been consolidated, per the Consolidation of Processing regulations.
- Hearing Officer decision; appealable to the Planning Commission.

- Complies with La Jolla Shores Planned District regulations.
- Building elements are adequately distributed.
- Design does not adversely impact the neighborhood.



- Complies with Community Plan land use recommendations.
- Includes natural building materials, design elements that address bulk and scale.



Environmental Determination

A Mitigated Negative Declaration (MND) and a Mitigation, Monitoring, and Reporting Program have been prepared to mitigate potentially significant environmental effects (Cultural Resources, Archaeology).

Project Permit

Contains requirements to ensure compliance with the Land Development Code, and includes addressing:

- Stormwater and runoff
- Landscaping and maintenance
- Public improvements
- Private water and sewer facilities
- Lighting and parking

Community Planning Group Recommendations

- On June 18, 2025: the La Jolla Shores Planned District Advisory Board moved to recommend denial. The motion failed 3-2-0.
- On August 7, 2025: the La Jolla Community Planning Association voted 11-3-2 to approve the project without conditions.

Staff Recommendation

- Approve Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981; and
- Adopt Mitigated Negative Declaration No. 1126220 and the Mitigation, Monitoring, and Reporting Program.

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