



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: June 23, 2026

TO: Hearing Officer

FROM: Francisco Mendoza, Development Project Manager 

SUBJECT: 6794 La Jolla Boulevard, PRJ-1107307, Item #1, Hearing Officer Agenda of June 24, 2026

The Draft Conditions for Project No. PRJ-1107307, Item 1, were updated to add a condition to preserve the view corridor on Bonair Street. The condition will read as follows:

Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Covenant of Easement to preserve the view corridor within the Street Frontage Setback on-site (a minimum of four feet on the northern Bonair Street frontage), as shown on the Exhibit "A."

Attachments:
Permit Conditions

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009765

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL USE PERMIT NO. PMT-3405006, NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3346916, AND COASTAL DEVELOPMENT PERMIT PMT-3264043

6794 LA JOLLA BOULEVARD PRJ-1107307

HEARING OFFICER

This Coastal Development Permit No. PMT-3264043, Neighborhood Development Permit No 3346916 and Site Development Permit No. PMT-3405006 is granted by the Development Services Department of the City of San Diego to Elite Assets LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0702. The 0.15-acre site is located at 6794 La Jolla Boulevard in the LJPD-4 Zone, The Coastal Height Limit Overlay Zone, the non-appealable Coastal Overlay Zone (N-APP-2), the Parking Impact Overlay Zone (Beach Impact and Coastal Impact), the Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan area.

The project site is legally described as:

LOTS 42 AND 43 AND ALL OF LOT 44 EXCEPT THE NORTHERLY 25 FEET THEREOF, THE SOUTHERLY LINE OF SAID NORTHERLY 25 FEET BEING PARALLEL WITH AND 25 FEET DISTANT AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 44, ALL BEING IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 18, 1909, AND MORE PARTICULARLY DESCRIBED WITHIN GRANT DEED FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO MARCH 26, 2021, AS DOCUMENT NO. 2021-0235372.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a three-story residence over portions of an existing parking lot on a mixed-use development site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 24, 2026, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story (two-story over at-grade parking garage), approximately 3,151 square foot dwelling unit;

- b. A Deviation to the La Jolla Planned District Zone 4, Drawing C-766, to allow a third story (where two is the maximum);
- c. A Deviation to Gross Floor Area to allow 8,245 square feet (1.225 GFA [where 1.0 maximum is allowed]);
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. 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 July 9, 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 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 other applicable conditions of Coastal Development Permit No. 1743872 and Site Development Permit 1925867 shall remain in full force and effect, unless otherwise specified in this amendment.

10. All 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 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.

11. 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:

12. The project proposes to export 121.36 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the current Standard Specifications for Public Works Construction (the “Green Book”).
13. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional five (5) feet of the adjacent alley, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional two (2) feet on Bonair Street to provide a 12-foot curb-to-property-line distance, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing driveway with a new 20-foot-wide driveway, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing curb with current City Standard curb and gutter, adjacent to the site on Bonair Street and La Jolla Boulevard, satisfactory to the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to reconstruct the asphalt alley pavement with current City Standard concrete alley, full width, adjacent to the site, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to reconstruct the alley apron per the current City Standard, adjacent to the site, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct a new curb ramp at the alley entrance satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the underdrain, landscape and irrigation in the Right-of-Way.
22. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

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

25. Prior to any construction permit, the development of this project shall comply with all 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.

26. Prior to any construction permit, the development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

28. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way 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.

29. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

30. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

TRANSPORTATION REQUIREMENTS:

31. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing 20-foot-wide parkway on La Jolla Boulevard to include a minimum 4-foot-6-inch wide non-contiguous sidewalk and landscape strip, and an ADA bus loading pad along the La Jolla Boulevard project frontage per Exhibit “A”, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

32. Prior to issuance of any building permit, the Owner/Permittee shall dedicate two (2) feet of right-of-way along the project’s frontage on Bonair Street and assure by permit and bond the construction of a 12-foot-wide parkway with a minimum 5-foot-wide non-contiguous sidewalk per Exhibit “A”, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

33. Prior to issuance of any building permit, the Owner/Permittee shall dedicate five (5) feet of right-of-way along the project’s frontage on the unnamed alley and assure by permit and bond the construction of a 15-foot-wide alley per Exhibit “A”, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

34. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a City Standard 20-foot-wide driveway on Bonair Street per Exhibit “A”, satisfactory to the City Engineer. All improvements shall be complete and operational prior to first occupancy.

35. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area on both sides of the proposed driveway, measured along the new property line on Bonair Street. No obstacles higher than 36 inches shall be located within the visibility area.

36. All proposed automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All proposed on-site parking stalls and aisle widths shall be in compliance with the 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.

PLANNING/DESIGN REQUIREMENTS:

37. 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.

38. 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.

39. **Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Covenant of Easement to preserve the view corridor within the Street Frontage Setback on-**

site (a minimum of four feet on the northern Bonair Street frontage), as shown on the Exhibit "A."

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 June 26, , 2026, and HO-_____.

ATTACHMENT 4 - Updated June 23, 2026

Special Use Permit No. 3405006
Neighborhood Development Permit No. 3346916
Coastal Development Permit No. 3264043
Date of Approval: June 24, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

ELITE ASSETS, LLC
a California limited liability company
Owner/Permittee

By _____
Name:
Title:

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