San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
3425 Wilshire Terrace – PRJ-1085813

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

When prompted, input Webinar ID: **160 407 5570**

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Development Services Department

3425 Wilshire Terrace
Project No. PRJ-1085813

Item # 3

Planning Commission

October 15, 2026

The City of SAN DIEGO

Project Scope

- **Small lot subdivision into five legal lots for residential use**

- **Waving the requirement to underground existing off-site overhead utilities**

Project Information

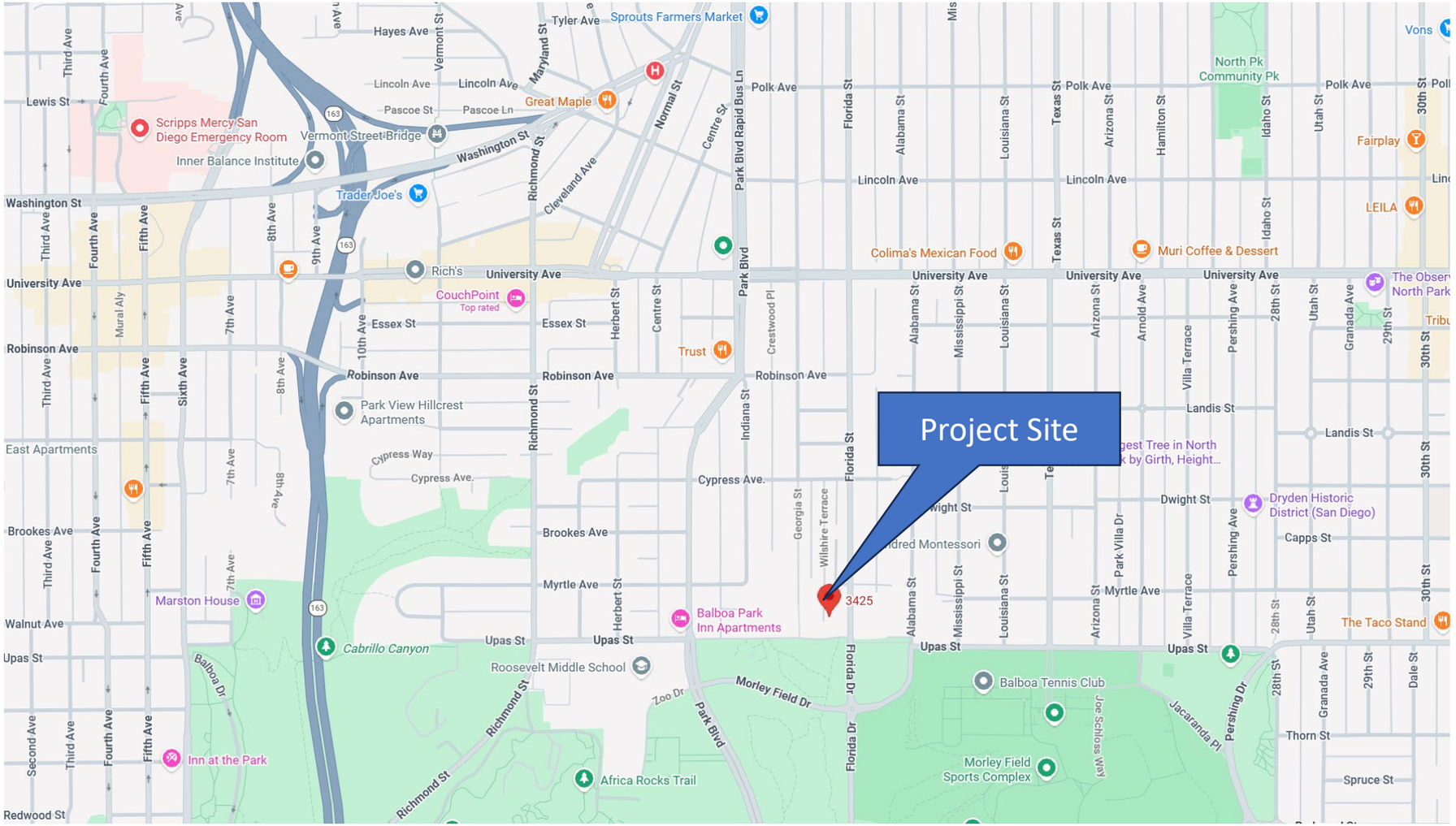
Location: 3425 Wilshire Terrace, RM-3-7 Zone
Complete Communities Mobility Choices Zone 2
Transit Priority Area, North Park Community Plan

Parcel Size: 0.17 acres

Approvals: Process Three Site Development Permit
Process Four Tentative Map

CEQA: Exempt (Infill Development) June 25, 2025

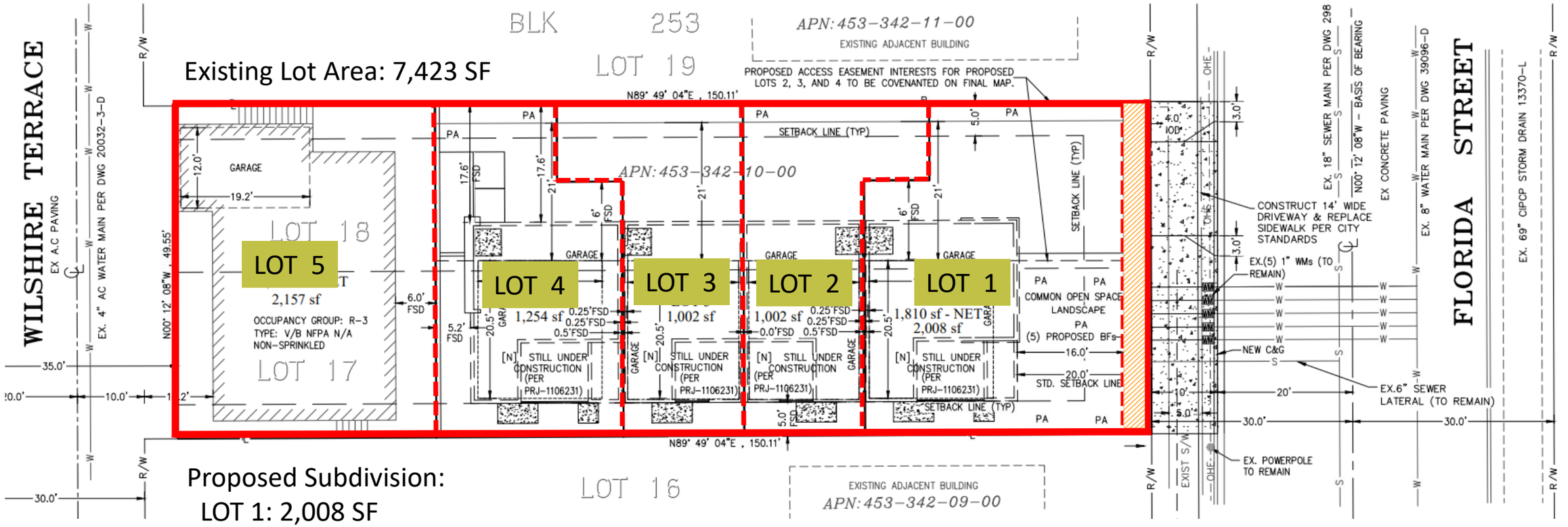
Location Map



Aerial Photograph



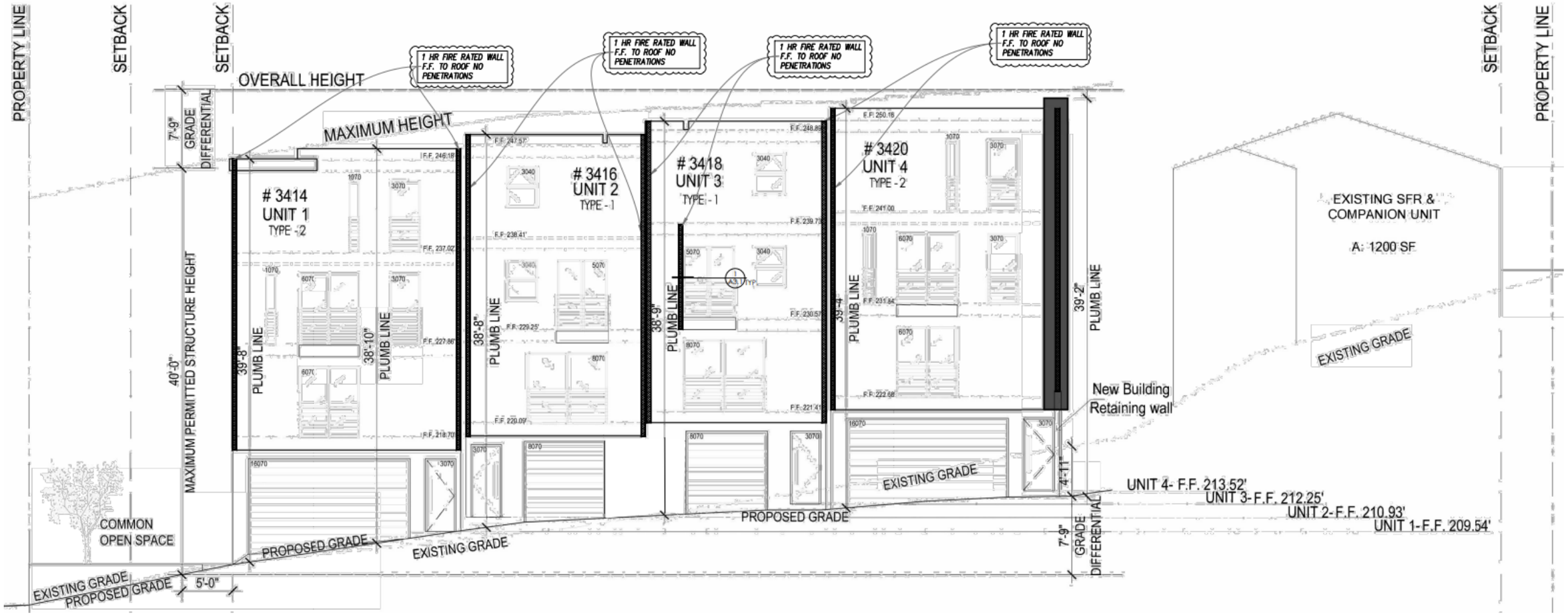
Site Plan



Proposed Subdivision:

LOT 1: 2,008 SF
LOT 2: 1,002 SF
LOT 3: 1,002 SF
LOT 4: 1,254 SF
LOT 5: 2,157 SF

North Elevation



Community Planning Group

Date: June 20, 2023
North Park Planning Committee

Vote: Approve: 13-0-0

Staff Recommendation

APPROVE

Site Development Permit No. PMT-3234558

Tentative Map No. PMT-3234559

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