San Diego Hearing Officer Meeting

PRJ-1140750 – 2486 Vallecitos Court

PHONE-IN TESTIMONY INFORMATION

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

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Development Services Department

2486 Vallecitos Court
Project No. PRJ-1140750

Item 3

Hearing Officer

Wednesday, November 4, 2026

The City of SAN DIEGO

Project Summary

Scope: Remodel and addition to an existing 2-story, single-dwelling unit, resulting in 6,769-square-foot (sf) dwelling unit over a 3,610-sf basement; new 701-sf detached gym; new 2-story detached 1,096-sf accessory dwelling unit; associated site improvements.

Location: 2486 Vallecitos Court

La Jolla Community Plan area – LJSPD-SF zone

Parcel Size: 0.51 acre (22,341 square feet)

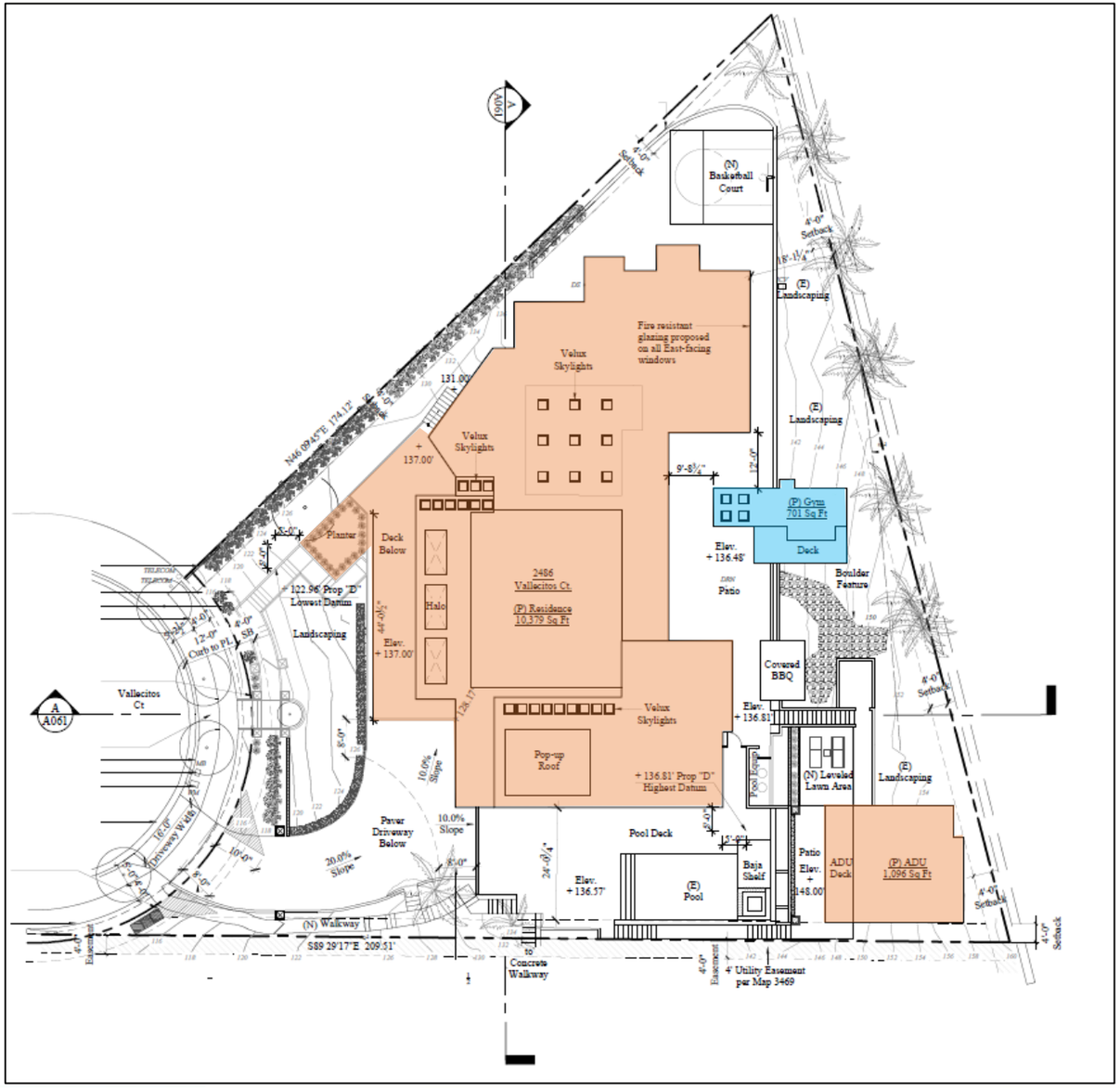
Approvals: Process Level Three, Coastal Development Permit; Site Development Permit

CEQA Exempt according to Section 15303 (New Construction or Conversion of Small Structures)

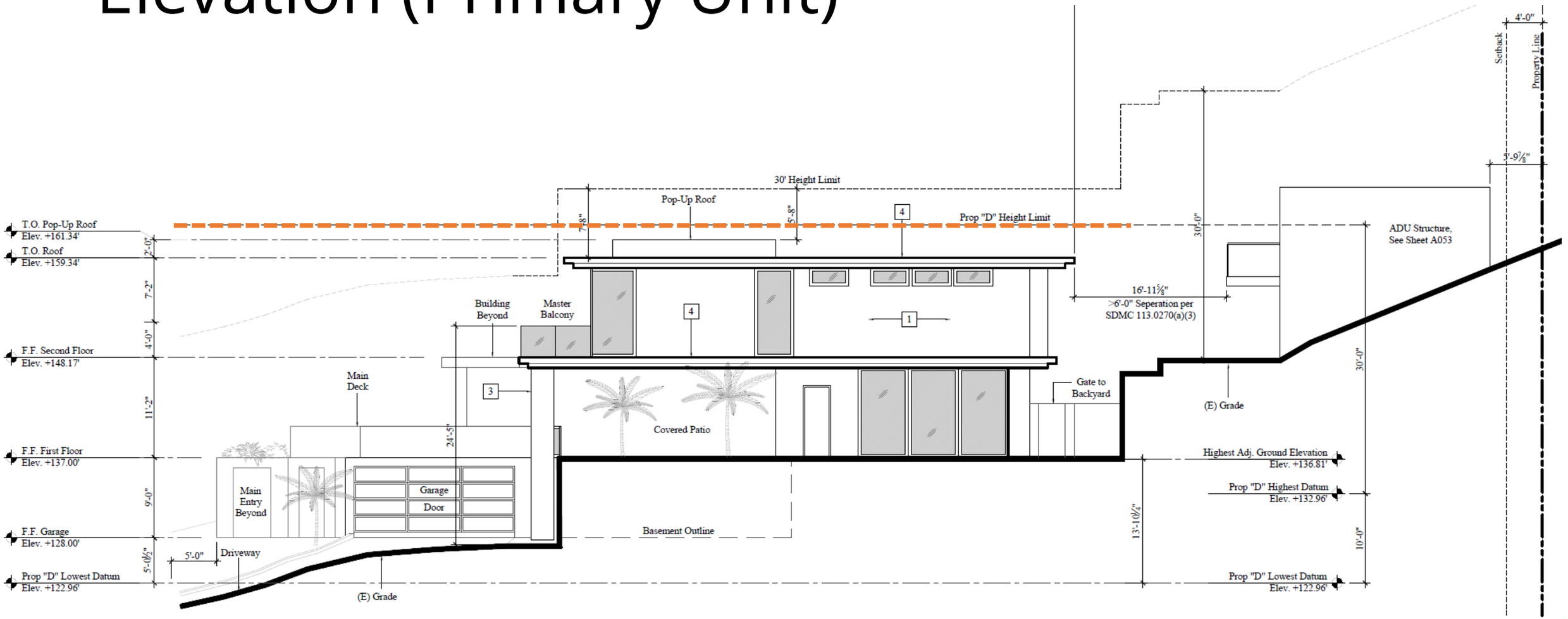
Aerial Photograph



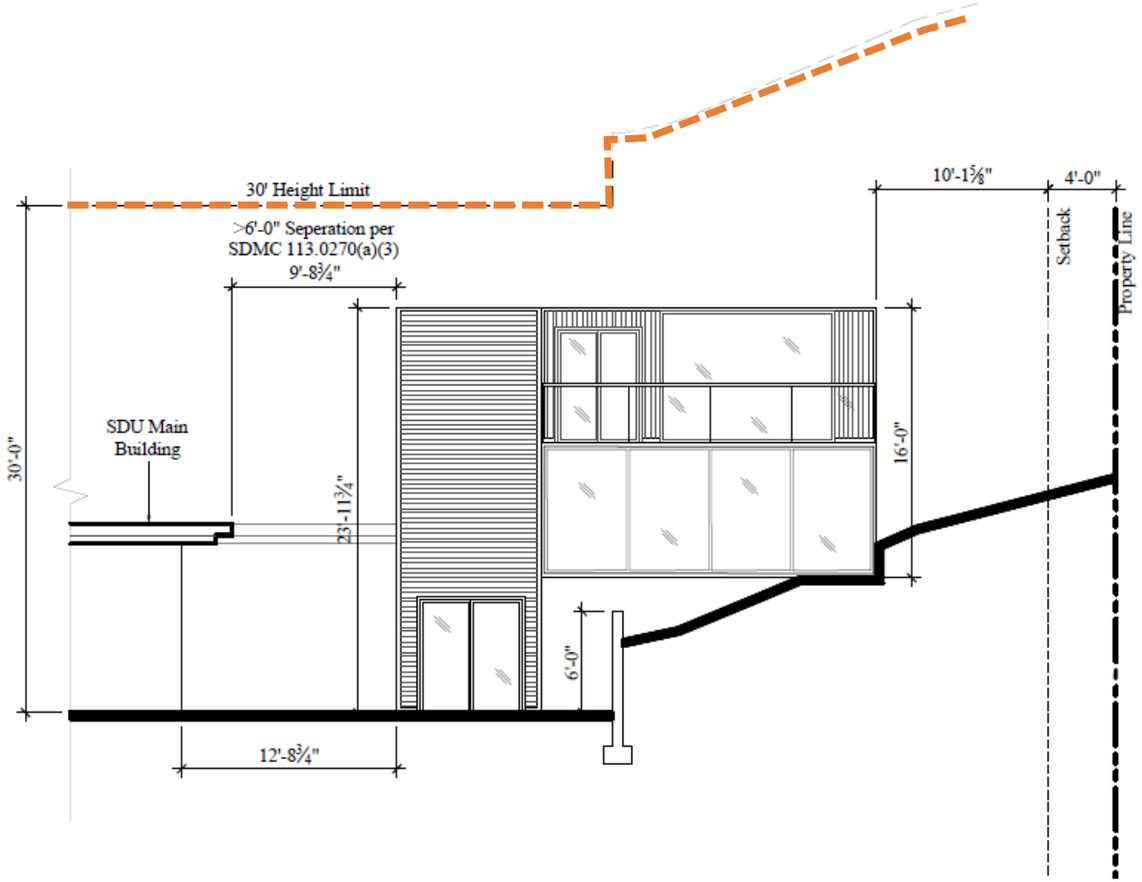
Site Plan


(N) Basketball Court
Velux Skylights
Fire resistant glazing proposed on all East-facing windows
(E) Landscaping
(P) Gym 701 Sq Ft
Deck
Elev. + 136.48'
Patio
Boulder Feature
2486 Vallecitos Ct.
(P) Residence 10,379 Sq Ft
Deck Below
Halo
Planter
+ 122.96' Prop "D" Lowest Datum
Landscaping
Elev. + 137.00'
Covered BBQ
Elev. + 136.81'
Pop-up Roof
+ 136.81' Prop "D" Highest Datum
(N) Leveled Lawn Area
Pool Deck
Paver Driveway Below
Baja Shelf
Patio Elev. + 148.00'
ADU Deck
(P) ADU 1,096 Sq Ft
(E) Pool
Elev. + 136.57'
(N) Walkway
S89°29'17"E 209.51'
Concrete Walkway
4' Utility Easement per Map 3469
Vallecitos Ct
Driveway Width
Curb to PL
SB
Setback
Easement
10.0% Slope
20.0% Slope
N46°09'45"E 174.12'
131.00'
+ 137.00'
A
A061

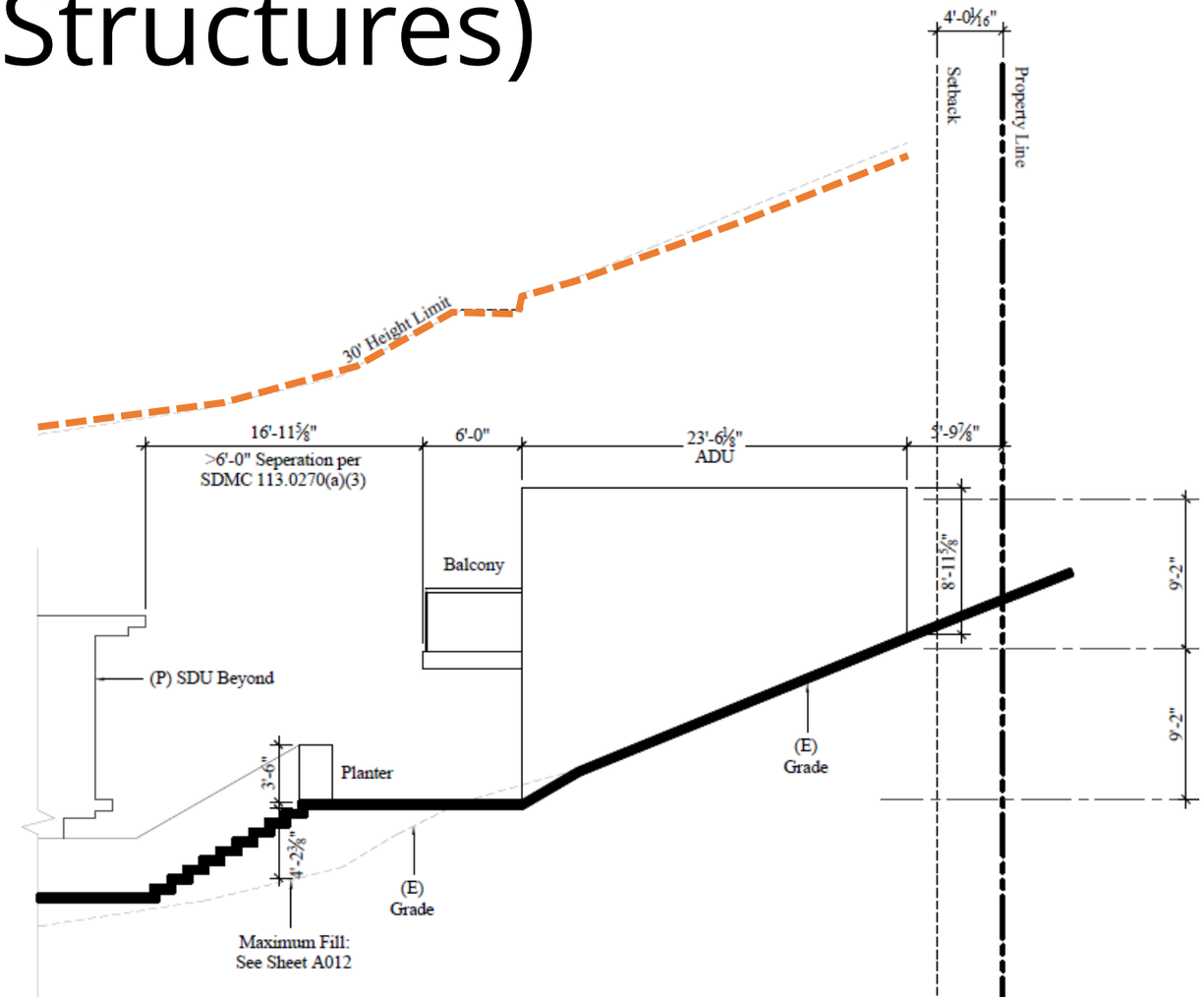
Elevation (Primary Unit)



Elevations (Accessory Structures)



ADU - South



Gym - South

Rendering



Community Stakeholder Input

March 5, 2026

La Jolla Community Planning Association

Voted 15-0-1, to recommend approval without conditions.

March 18, 2026

La Jolla Shores Planned District Advisory Board

Voted 6-0, to recommend approval without conditions.

Staff Recommendation

APPROVE

Coastal Development Permit No. PMT-3371341

Site Development Permit No. PMT-3371342

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