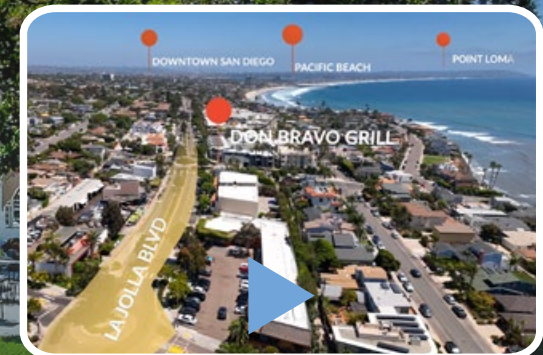


A *ONCE-IN-A-LIFE-TIME* DEVELOPMENT OPPORTUNITY IN THE HEART OF BIRD ROCK

5504 LA JOLLA BLVD. | LA JOLLA, CA 92037

CONCEPTUAL DEVELOPMENT RENDERING



DOWNLOAD VIDEO

Single Net
PROPERTIES

SINGLE TENANT NNN LEASED INVESTMENT

OFFERING MEMORANDUM

GREG VELASQUEZ
T 858.456.5101

greg@singlenetproperties.com
CA Lic #01086874

A ONCE-IN-A-LIFE-TIME DEVELOPMENT OPPORTUNITY IN THE HEART OF BIRD ROCK

SINGLE TENANT NNN LEASED INVESTMENT

INVESTMENT SUMMARY

Property	A Single Tenant Leased Investment with a Once-in-a-lifetime Development Opportunity
Address	5504 La Jolla Blvd La Jolla, CA 92037
Asking Price	Call for offers by August 21, 2026
Tenant	Carlos Bravo dba "Don Bravo"
Lease Type	NNN
Remaining Term	± 5.5 Years
Expiration Date	December 31, 2031
Annual Rent	\$90,000 (\$7,500/month)
Renewal Options	None
Building Size	± 1,500 SF
Parcel Size	± 7,574 SF (Corner Parcel)
Parcel Number	357-531-16-00
Traffic Counts	± 17,000 car/day
Landlord Responsibilities	None
Zoning Type	LJPD-4 (to be verified by buyer)

ONCE IN A LIFETIME DEVELOPMENT OPPORTUNITY

5504 La Jolla Boulevard presents a rare opportunity to acquire one of the last premier corner development sites in the heart of Bird Rock while benefiting from stable in-place income. The property is leased to Don Bravo Mexican Grill through December 31, 2031, providing substantial cash flow that can help offset ownership costs while a buyer evaluates redevelopment opportunities and pursues planning, permitting, and entitlement approvals. Located in one of San Diego's most sought-after coastal neighborhoods, the property offers exceptional mixed-use redevelopment potential under LJPD-4 zoning, with the possibility of increased development intensity through available incentive programs. Just steps from the Pacific Ocean, boutique shopping, acclaimed restaurants, and the vibrant Bird Rock village, this is a generational opportunity to acquire an irreplaceable coastal asset with both immediate income and exceptional long-term development potential* (Highlighted in the included Conceptual Development Feasibility & Entitlement Study below).

*See Appendix



A *ONCE-IN-A-LIFE-TIME* DEVELOPMENT OPPORTUNITY IN THE HEART OF BIRD ROCK

SINGLE TENANT NNN LEASED INVESTMENT

INVESTMENT HIGHLIGHTS

- Rare Bird Rock Prime Corner Parcel
- Stable NNN Income from Don Bravo Mexican Grill through 12/31/2031
(No Landlord Responsibilities)
- Cash Flow while pursuing Development Plans & Entitlements
- Prime Mixed-Use Development Opportunity
- LJPD-4 Zoning designation permits mixed-use development:
 - Ground Floor Retail or Restaurant
 - Residential Condominiums above
- One of the few remaining Corner Development Sites in Bird Rock
- LJPD-4 Zoning – ± 1.3 FAR with potential to increase to ± 2.5 FAR through available Incentive Programs*
- Walkable to the Pacific Ocean, Boutique Shopping, Restaurants & the Vibrant Coastal Community
- $\pm 17,000$ cars/day along La Jolla Blvd

**Buyer to independently verify all zoning, development standards, FAR allowances, and incentive program eligibility with the City of San Diego.*

SITE

Calumet Ave

Midway St

SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

PROPERTY PHOTOS



SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

PROPERTY PHOTOS



DON BRAVO SEATING



NWC OF LA JOLLA BLVD & MIDWAY ST



DON BRAVO GRILL

SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

LOCATION AERIAL - SOUTH



DOWNTOWN SAN DIEGO

POINT LOMA

PACIFIC BEACH

MISSION BEACH



SANDS OF LA JOLLA



A ONCE-IN-A-LIFE-TIME DEVELOPMENT OPPORTUNITY
IN THE HEART OF BIRD ROCK
5504 LA JOLLA BLVD. | LA JOLLA, CA 92037

La Jolla Hermosa Ave

Calumet Ave

Chelsea St

La Jolla Blvd



SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

LOCATION AERIAL - NORTH



WIND N SEA BEACH

DOWNTOWN LA JOLLA



A ONCE-IN-A-LIFE-TIME DEVELOPMENT OPPORTUNITY
IN THE HEART OF BIRD ROCK
5504 LA JOLLA BLVD. | LA JOLLA, CA 92037

SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

PARCEL MAP

APN: 357-531-16-00 | ± 7,574 SF



SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

TRADE AREA OVERVIEW

BIRD ROCK (LA JOLLA), CA

Nestled along San Diego’s spectacular coastline, Bird Rock is one of Southern California’s most desirable and tightly held coastal communities. Located between the Village of La Jolla and Pacific Beach, Bird Rock offers an exceptional blend of luxury coastal living, boutique retail, acclaimed restaurants, and walkable neighborhood charm. With limited redevelopment opportunities, stringent zoning regulations, and an extremely constrained land supply, the neighborhood continues to experience strong demand from residents, businesses, and investors seeking premier coastal real estate.

Bird Rock benefits from one of the strongest demographic profiles in Southern California, with affluent households, high educational attainment, and significant barriers to new development that help preserve long-term property values. Residents enjoy immediate access to world-renowned beaches, scenic coastal parks, top-rated schools, and the vibrant amenities that have made La Jolla an internationally recognized destination.

Bird Rock’s combination of affluent demographics, exceptional coastal location, limited land availability, and enduring market demand continues to make it one of San Diego County’s most sought-after investment and development markets. Opportunities to acquire well-located corner parcels with meaningful redevelopment potential are exceptionally rare, further enhancing the long-term investment appeal of the property.

SITE

2025 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
AVG. HH INCOME	\$189,114	\$159,519	\$144,711
POPULATION	11,920	80,865	201,041
HOUSEHOLDS	5,335	38,031	86,190
POPULATION GROWTH	1.2%	2.3%	1.1%
MEDIAN HOME VALUE	\$1,129,567	\$1,109,386	\$1,065,035

201K

Population
(. 5-Mile Radius)



\$189K

Average Household
Income
(1-Mile Radius)



\$1.129M

Median Home Value
(1-Mile Radius)



SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

TRADE AREA OVERVIEW

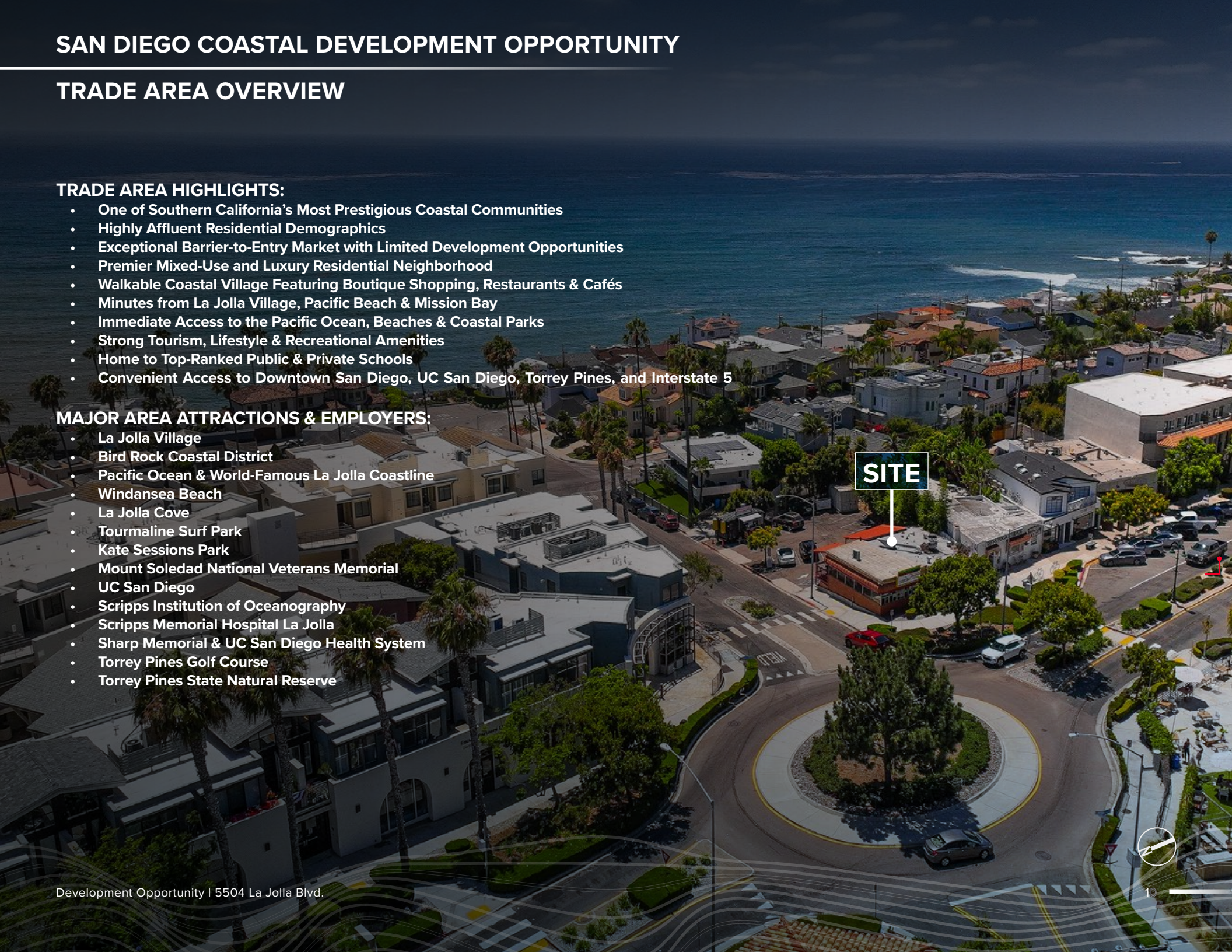
TRADE AREA HIGHLIGHTS:

- One of Southern California's Most Prestigious Coastal Communities
- Highly Affluent Residential Demographics
- Exceptional Barrier-to-Entry Market with Limited Development Opportunities
- Premier Mixed-Use and Luxury Residential Neighborhood
- Walkable Coastal Village Featuring Boutique Shopping, Restaurants & Cafés
- Minutes from La Jolla Village, Pacific Beach & Mission Bay
- Immediate Access to the Pacific Ocean, Beaches & Coastal Parks
- Strong Tourism, Lifestyle & Recreational Amenities
- Home to Top-Ranked Public & Private Schools
- Convenient Access to Downtown San Diego, UC San Diego, Torrey Pines, and Interstate 5

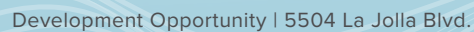
MAJOR AREA ATTRACTIONS & EMPLOYERS:

- La Jolla Village
- Bird Rock Coastal District
- Pacific Ocean & World-Famous La Jolla Coastline
- Windansea Beach
- La Jolla Cove
- Tourmaline Surf Park
- Kate Sessions Park
- Mount Soledad National Veterans Memorial
- UC San Diego
- Scripps Institution of Oceanography
- Scripps Memorial Hospital La Jolla
- Sharp Memorial & UC San Diego Health System
- Torrey Pines Golf Course
- Torrey Pines State Natural Reserve

SITE



LOCATION MAP



SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

TENANT OVERVIEW



DON BRAVO MEXICAN GRILL

Don Bravo Mexican Grill has been a beloved fixture in the Bird Rock community for decades, serving authentic Mexican cuisine from its highly visible corner location at 5504 La Jolla Boulevard. The restaurant traces its roots to the original Don Bravo concept established in Mexico in 1980, and the Bird Rock location has become a neighborhood institution, serving residents, surfers, beachgoers, and visitors for more than 30 years. Known for its award-worthy fish tacos, fresh seafood, traditional Mexican specialties, and casual coastal atmosphere, Don Bravo has built a loyal customer base that continues to support the restaurant year after year. Its prime location just blocks from the Pacific Ocean, combined with its reputation for quality food and friendly service, has made it one of Bird Rock's enduring neighborhood dining destinations.

- **Established Restaurant Brand Since 1980**
- **Bird Rock Location Serving the Community for Over 30 Years***
- **Long-Term Tenant Through December 31, 2031**
- **Popular Neighborhood Dining Destination**
- **Strong Local Following & Repeat Customer Base**
- **Prime Corner Location on La Jolla Boulevard**
- **Serves Residents, Visitors & Beachgoers Year-Round**
- **Stable Cash Flow While Pursuing Future Redevelopment**
- ***Based on published historical references indicating the Bird Rock location has operated since at least the early 1990s.**

**Based on published historical references indicating the Bird Rock location has operated since at least the early 1990s.*

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Single Net Properties nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SAN DIEGO COASTAL DEVELOPMENT OPPORTUNITY

APPENDIX - CONCEPTUAL DEVELOPMENT FEASIBILITY & ENTITLEMENT STUDY



CONCEPTUAL DEVELOPMENT FEASIBILITY & ENTITLEMENT STUDY

5504 La Jolla Blvd

Bird Rock, La Jolla, California 92037



CONCEPTUAL DEVELOPMENT FEASIBILITY & ENTITLEMENT STUDY

5504 La Jolla Blvd

Bird Rock, La Jolla, California 92037

CONCEPTUAL RENDERING — ILLUSTRATIVE MASSING ONLY. NOT AN APPROVED PLAN.

Prepared for informational purposes only from sources deemed reliable but not guaranteed. Hypothetical and non-binding. No warranty or representation is made as to zoning, entitlement outcome, or developability. Portions were prepared with the assistance of artificial intelligence and have not been independently verified. Nothing herein is legal, engineering, architectural, or investment advice. Any party must conduct its own independent investigation. See the Legal Disclaimer at the end of this document, incorporated by reference.

01 · THE SITE

Hard Corner of La Jolla Blvd & Forward Street

7,574 SF

Lot area · 0.174 acre
Verified via Chicago Title

176'

Frontage, two streets
La Jolla Blvd + Forward St

FAR 0.08

In place vs. 1.30 allowed
~94% of entitlement unused

30 ft / 2

Height and stories
Not waivable in the CHLOZ



Conceptual rendering — illustrative massing only.

A PARCEL & EXISTING CONDITION

- **Lot:** 7,574 SF / 0.174 acre. Chicago Title controls; CoStar's 7,318 SF is superseded.
- **Corner:** ~176' of street wall across two frontages.
- **Existing:** 577 SF restaurant, built 2000. FAR 0.08 against 1.30 allowed.
- **Historic review:** not triggered — 26 years old against a 45-year threshold.

SDMC §143.0212.

B ZONE & PLAN

- **LUPD-4** — the Pearl St / La Jolla Blvd commercial zone.
- **Zone intent:** community- and visitor-serving retail.
- **Community Plan / LCP:** Commercial / Mixed-Use.
- **Bottom line:** this is mixed-use dirt. Retail-free schemes fight the zone.

SDMC §159.0301(f); La Jolla Community Plan & LCP.

C THE OVERLAY STACK — FIVE LAYERS APPLY AT ONCE

Inferred from the adjacent Zone 4 corner record (HO-19-032). Confirm for this APN by written DSD zoning verification.

Coastal Overlay
Non-appealable

A Coastal Development Permit is required. City approval is generally not appealable to the Coastal Commission.

§132.0400

Coastal Height Limit
30 ft — Prop D

Voter-adopted. Applies notwithstanding any contrary section. This is the hard cap.

§132.0505

Parking Impact
Beach Impact Area

Adds +0.25 space per dwelling unit over the residential baseline.

§132.0801

Transit Area / TPA
Within a TPA

Subtracts 0.25 per unit, and the TPA ratio supersedes every other ratio.

§132.1001

AB 2097
Minimums eliminated

No parking minimum within ½ mile of a major transit stop. The CDP still applies.

Gov. Code §65863.2

APPENDIX

02 · REGULATORY BASELINE

The Controlling Code

A USES

- **Retail** — by right.
- **Office** — by right, capped at FAR 0.5 or 5,000 SF.
- **Residential** — by right, 29 du/acre.
- **Hotels** — not permitted.
- **Parking structure above grade** — Special Use Permit.

§159.0302(a); §159.0211(h).

B FAR & DENSITY

- **Base FAR 1.0.**
- **Mixed-use bonus FAR 1.30** — requires 16–50% of GFA in retail and no office uses.
- **Density:** 29 du per net acre.
- **All-retail bonus** needs ≥26,000 SF GFA. Not achievable here.

Tables 159-03D/E/F; §159.0307(c).

C GROUND FLOOR

- ≥50% of the ground floor area in retail.
- ≥50% of the street frontage in retail.
- **No residential in the front 50% of the lot.**

WATCH THIS

The 16% retail figure earns the FAR bonus. It is not relief from the 50% ground-plane rule. Both apply.

Tables 159-03A/B/C.

D HEIGHT — WHAT BINDS

30 ft AND 2 stories

- **Two independent caps.** Relaxing one does not move the other.
- **Everything counts:** parapets, equipment, penthouses, railings.
- **Facade:** 20 ft vertical at the street, then 45° inward.

§159.0307(d)–(e); §132.0505; §113.0270.

E SETBACKS

- **No yards required** — front, side, or rear.
- **Abutting residential:** 4-ft side / 15-ft rear, growing with height above 20 ft.
- **16 ft from the curb** to the building, every frontage.
- **Corner cut:** 20% of frontage or 20 ft, whichever is less.

§159.0307(b).

F DESIGN & OPEN SPACE

- **Allowed:** wood, brick, stone, stucco, formed concrete, block.
- **Banned:** metal panels, mirrored glass, dark-tinted retail glass.
- **Glass** ≤40% of any elevation above the first story.
- **150 SF** private open space per unit.

§159.0308; §159.0309.

G PARKING — IN ORDER

- 1 **Baseline** — 1.25–2.25 spaces per unit by bedroom count.
- 2 **Beach adds** — +0.25 per unit.
- 3 **TPA supersedes** — –0.25 per unit, and overrides every other ratio.
- 4 **AB 2097 zeroes** — No minimum within ½ mile of a major transit stop.

§142.0525; Gov. Code §65863.2.

H CONFIRM IN WRITING

- **Overlay stack for this APN**
DSD zoning verification
- **TPA / AB 2097 eligibility**
Parcel-level determination
- **Coastal appealable-area status**
City certified map
- **Beach Impact Area**
City overlay map
- **CCC certification of Ord. O-21758**
Governs CCHS in the Coastal Zone

03 · BUILDABLE ENVELOPE

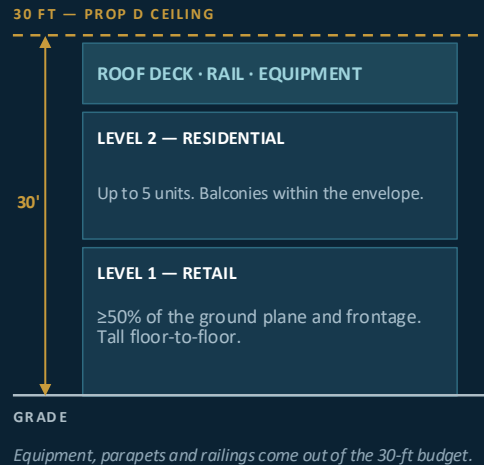
What the Numbers Produce

A THE ARITHMETIC

Lot area	$7,574 \div 43,560$	0.174 acre
Base FAR 1.0	$7,574 \times 1.0$	7,574 SF
Mixed-use FAR 1.30	$7,574 \times 1.30$	9,846 SF
Retail floor — 16%	$9,846 \times 0.16$	1,575 SF
Retail ceiling — 50%	$9,846 \times 0.50$	4,923 SF
By-right density	0.174×29	5 units

Retail band assumes the 1.30 bonus path. Tables 159-03D/E.

B TWO STORIES INSIDE 30 FEET



C WHY NOT MORE

Not FAR. Not density. Height and stories.

Two stories cannot reach FAR 1.30 without covering the lot twice — and the 16-ft curb setback, the corner cut, and the facade envelope each remove area first. 9,846 SF is a legal ceiling, not an achievable one.

The constraint is the envelope, and the envelope is voter-adopted.

D DOES 5 UNITS FIT?

- **Yes, comfortably** — a modest program on 7,574 SF.
- **Stair and elevator penthouses** count toward the 30 ft.
- **Parking** is not binding if AB 2097 applies.
- **Assumption:** floor-to-floors are illustrative until an architect tests the section.

E THE BY-RIGHT PROGRAM — THE UNCONDITIONAL CASE

No affordability covenant. No discretionary program. No deviation. No unsettled question of law.

9,846 SF

Maximum GFA

Bonus FAR 1.30, no office

5

Dwelling units

29 du/acre $\times$ 0.174

1,575–4,923 SF

Retail band

16–50% of GFA

≥50%

Ground plane + frontage

Retail, independently

2 / 30 ft

Stories / height

Hard cap

04 · PATHWAYS & PROCESS

Can Any Program Beat the Envelope?

PATHWAY	WHAT IT OFFERS	DOES IT BREAK 30 FT / 2 STORIES HERE?
By-right LPD-4 <i>§§159.0301–.0309</i>	FAR 1.30 and 5 units. No covenant, no deviation, no discretionary program.	— N/A — this path lives inside the cap.
State Density Bonus <i>Gov. Code §65915</i>	Bonus units, concessions, and unlimited waivers. Height is expressly a “development standard,” so Prop D is in scope on its face.	▲ UNSETTLED — §65915(m) subordinates the whole chapter to the Coastal Act. HCD found the height limit preempted in 2022 — but only for sites OUTSIDE the Coastal Zone. Project Vela is the live test and is unresolved.
Local Density Bonus <i>SDMC §143.0710</i>	Mirrors §65915 in the City's own ordinance.	✗ NO — The ordinance itself caps the CHLOZ at FAR 2.5 and 30 ft.
Complete Communities <i>SDMC §143.1000; IB-411</i>	FAR tiers to unlimited and unlimited density, with up to five incentives. Adds street trees, sidewalk widening, and a Neighborhood Enhancement Fund fee.	✗ NO — §143.1010(a) caps the coastal overlays at FAR 2.5 and 30 ft; waivers are available only outside the CHLOZ. Two stories cannot reach 2.5 anyway. HAP 2.0 is not coastal-certified.
AB 2011 / SB 6 <i>Gov. Code §65913.4(a)(6)</i>	Ministerial, CEQA-exempt approval on commercial corridor land.	✗ NO — AB 2011 is barred in the Coastal Zone. SB 6 offers no ministerial path of its own.
SB 9 <i>Gov. Code §65852.21</i>	Lot splits and two-unit development.	— Not applicable — SB 9 reaches RS zones only.
SB 330 <i>Gov. Code §65589.5</i>	Vests standards and fees; limits hearings.	✗ NO — It freezes the rules. It does not override them.
AB 87 / SB 92 <i>Effective 1 Jan 2026</i>	Strip Density Bonus Law from hotel space, cap commercial FAR at 2.5× base, and require two-thirds residential.	✗ NO — They tighten, not loosen. The 30-ft cap is untouched.

! THE CHALLENGE YOU WILL GET

“I’ll density-bonus over 30 feet.”

Nobody knows yet — and that is the point.

Outside the Coastal Zone, HCD says the 30-ft limit is preempted. Inside it, §65915(m) subordinates the density bonus chapter to the Coastal Act, and HCD declined to extend its finding to coastal sites. The live test is Project Vela at 970 Turquoise — 238 ft, 23 stories. The City says it cannot be approved; the developer claims deemed approval. Unresolved.

A buyer can underwrite the attempt. No buyer can underwrite the outcome.

P WHAT APPROVAL TAKES

- **Coastal Development Permit** — required. Process Two with no deviations.
- **Non-appealable area** — City approval isn't appealable to the CCC. A real advantage.
- **Also:** Tentative Map for condos; demolition permit.
- **CEQA:** §15332 infill exemption is the routine path.

→ WHO HEARS IT

- **LJCPA + DPR** — Advisory only
- **DSD staff** — Decides a Process Two CDP
- **Planning Commission → Council** — Appeals
- **Coastal Commission** — Not available — non-appealable area

APPENDIX

Citations & Authorities

Every assertion in this study traces to a source below. Section numbers and code text reflect the SDMC and the version of Gov. Code §65915 effective 1 January 2026; verify against the live code at the time of any application.

LOCAL — LA JOLLA PLANNED DISTRICT

SDMC Ch. 15, Art. 9, Div. 3, §§159.0301–159.0309

La Jolla Planned District — Zone 4 uses, FAR, density, setbacks, height, stories, facade envelope, design and materials, open space docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art09Division03.pdf

LJPDO consolidated text

La Jolla Community Planning Association lajollacpa.org/city/ljpdo.pdf

La Jolla Community Plan & Local Coastal Program — Commercial Land Use element

Corridor designation; Appendix E Bird Rock streetscape

sandiego.gov/sites/default/files/legacy/planning/community/profiles/pdf/cpljcommercialanduse.pdf

Hearing Officer Report HO-19-032 — Bird Rock Condos, 5652–5656 La Jolla Blvd

Adjacent Zone 4 hard-corner parcel; overlay stack and LCP designation of record sandiego.gov/sites/default/files/dsd_ho_19-032_bird_rock_condos.pdf

LOCAL — OVERLAYS, HEIGHT & PARKING

SDMC Ch. 13, Art. 2, Div. 4 — Coastal Overlay Zone (§132.0400 et seq.)

Coastal Development Permit requirement; appealable vs. non-appealable area docs.sandiego.gov/municode/MuniCodeChapter13/Ch13Art02Division04.pdf

SDMC Ch. 13, Art. 2, Div. 5 — Coastal Height Limit Overlay Zone (§132.0505)

Proposition D 30-ft limit; “notwithstanding any section to the contrary”

docs.sandiego.gov/municode/municodechapter13/ch13art02division05.pdf

SDMC §113.0270(a)(4)(b)

Height measurement — appurtenances, parapets, penthouses, equipment

docs.sandiego.gov/municode/MuniCodeChapter11/Ch11Art03Division02.pdf

Technical Bulletin BLDG-5-4

Determination of building height in the CHLOZ sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/techbulletin/bldg-5-4.pdf

SDMC Ch. 13, Art. 2, Div. 8 — Parking Impact Overlay Zone (§132.0801; Table 132-08A)

Beach Impact Area ratios docs.sandiego.gov/municode/MuniCodeChapter13/Ch13Art02Division08.pdf

SDMC Ch. 13, Art. 2, Div. 10 — Transit Area Overlay Zone (§132.1001)

TPA overlay docs.sandiego.gov/municode/MuniCodeChapter13/Ch13Art02Division10.pdf

SDMC Ch. 14, Art. 2, Div. 5 — Parking Regulations (§142.0525–.0530; Tables 142-05C/D/E)

Baseline ratios; TPA supersession footnote; bicycle parking

docs.sandiego.gov/municode/municodechapter14/ch14art02division05.pdf

SDMC Ch. 12, Art. 6, Div. 7

Coastal Development Permit procedures and appeals docs.sandiego.gov/municode/municodechapter12/ch12art06division07.pdf

SDMC §143.0212; Information Bulletin 580

Historical resource review — 45-year threshold sandiego.gov/sites/default/files/dsdb580.pdf

LOCAL — INCENTIVE PROGRAMS

SDMC Ch. 14, Art. 3, Div. 7 — Affordable Housing Density Bonus (§143.0710 et seq.)

Local implementation; CHLOZ FAR 2.5 / 30-ft cap; coastal certification proviso

docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division07.pdf

SDMC Ch. 14, Art. 3, Div. 10 — Complete Communities Housing Solutions (§143.1000 et seq.)

Eligibility; FAR tiers; §143.1010(a) coastal cap; §143.1010(d)(2) height waivers only outside CHLOZ; §143.1020 fee; §143.1025 streetscape obligations docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division10.pdf

Information Bulletin 411 — Complete Communities Housing Solutions

Editor’s note: HAP 2.0 not effective in the Coastal Overlay Zone pending CCC certification of Ordinance O-21758

sandiego.gov/sites/default/files/ib-411_complete_communities_housing_solutions.pdf

City of San Diego — Regulatory Updates

AB 87, SB 6 and 2026 law implementation sandiego.gov/development-services/regulatory-updates

APPENDIX

APPENDIX

Citations & Authorities — State Law, Contested & Pending Matters

Continued. Every assertion in this study traces to a source listed here or on the preceding page.

STATE LAW & AGENCY GUIDANCE

Gov. Code §65915 — State Density Bonus Law

§65915(e) waivers; §65915(m) Coastal Act subordination; §65915(o)(2) “development standard” incl. local initiatives; AB 1287 stacking [leginfo.legislature.ca.gov/jaces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65915](https://leginfo.ca.gov/jaces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65915)

HCD Letter of Technical Assistance to the City of San Diego, 10 June 2022 (2662 Garnet Ave)

Found CHLOZ preempted as a development standard — expressly limited to a site OUTSIDE the Coastal Zone hcd.ca.gov/community-development/housing-element/docs/sdisandiego-ta-061022.pdf

California Coastal Commission — AB 2097 in the Coastal Zone memorandum

Coastal access implications of eliminating parking minimums [documents.coastal.ca.gov/assets/lcp/DOCS/AB 2097 in the Coastal Zone Memo_FINAL.pdf](https://documents.coastal.ca.gov/assets/lcp/DOCS/AB%2097%20in%20the%20Coastal%20Zone%20Memo_FINAL.pdf)

HCD — AB 2097 Technical Advisory

“Major transit stop” definition and application hcd.ca.gov/sites/default/files/docs/policy-and-research/ab-2097-ta.pdf

Gov. Code §65863.2 (AB 2097)

Prohibition on minimum automobile parking within ½ mile of a major transit stop leginfo.legislature.ca.gov

Gov. Code §65913.4(a)(6); AB 2011 / SB 6 summaries (SANDAG; ABAG)

Coastal Zone exclusion from AB 2011; SB 6 limitations sandag.org · abag.ca.gov

SB 92 (Blakespear, 2025) — signed 10 October 2025

Commercial FAR cap at 2.5× base; two-thirds residential floor-space requirement sd38.senate.ca.gov/news/legislation-close-loop-hole-states-density-bonus-signed-law-governor

AB 87 (Boerner) / SB 92 — 2026 housing law summaries

Holland & Knight; Sheppard Mullin analyses hklaw.com · sheppard.com

PRC §30603; California Coastal Act, PRC Div. 20 (§30000 et seq.)

Appeal jurisdiction; Coastal Act supremacy in the Coastal Zone leginfo.legislature.ca.gov

CEQA Guidelines §15332 (In-Fill Development); §15301 (Existing Facilities)

Exemption pathway; comparable La Jolla coastal precedents on CEQAnet ceqanet.lci.ca.gov

CONTESTED, PENDING & TIME-SENSITIVE

Project Vela / Turquoise Tower — 970 Turquoise Street, Pacific Beach

Kalonymus Development Partners; 238 ft / 23 stories on 0.67 acre; DSD December letter — “cannot be approved at this time”; developer asserts deemed approval; unresolved. Reported by the San Diego Union-Tribune (Jennifer Van Grove, 1 Feb. 2026). The live test of Density Bonus Law vs. the Coastal Act on height.

Sustainable Development Area — CEQA challenge

Neighbors For A Better San Diego; pending. Relevant only if CCHS eligibility is claimed via SDA rather than TPA. neighborsforabetersandiego.org/sustainable-development-area

CCC certification of Ordinance O-21758

Governs whether HAP 2.0 Complete Communities amendments take effect in the Coastal Overlay Zone. Status must be verified at the time of application.

§143.1010(a) coastal cap — third-party analysis

Attorney analysis re 1004 Rosecrans, Protect Point Loma (via OB Rag) obrag.org/2025/08/attorney-for-protect-point-loma-1004-rosecrans-project-not-eligible-for-complete-communities/

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PROPERTIES**

GREG VELASQUEZ

T 858.456.5101

greg@singlenetproperties.com

CA Lic #01086874