



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, JULY 6, 2026
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: APPEAL OF THE ENVIRONMENTAL DETERMINATION
ADOPTING MITIGATED NEGATIVE DECLARATION NO.
1074172/SCH NO. 2025080815 AND ASSOCIATED
MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO: PRJ-1074172

PROJECT NAME: APPEAL OF THE ENVIRONMENTAL DETERMINATION FOR
COAST WALK PROJECT NO. PRJ-1074172, LOTS 2 & 17

APPLICANT: PATRICK VERCIO

**COMMUNITY
PLAN AREA:** LA JOLLA

COUNCIL DISTRICT: 1

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Andrew Murillo / JMurillo@sandiego.gov / 619-557-7986

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant, or interested citizen, that the Council of The City of San Diego, California, will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

An appeal of the environmental determination made for the Coast Walk Lots 2 & 17 (Project) was filed on December 4, 2025. The Environmental Analysis Section (EAS) of the Development Services Department (DSD) prepared Mitigated Negative Declaration (MND) No. 1074172/SCH No. 2025080815 in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) for Historical Resources (Archaeology) and Tribal Cultural Resources will be implemented as part of the resolution to reduce impacts to below a level of significance. On November 19, 2025, the City of San Diego Hearing Officer approved the Project, adopted MND No. 1074172/SCH No. 2025080815 and adopted associated MMRP.

The CEQA analysis is part of a Process 3 Site Development Permit (SDP) and Coastal Development Permit (CDP) application to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) and construct a 2-story, 5,478-square-foot single dwelling unit with garage parking for 2 vehicles, and a 1-story detached Accessory Dwelling Unit (ADU) with garage parking for 2 vehicles. The 0.45-acre project site is located within Lot 2 and Lot 17 in Block 46 of La Jolla Park Map (adjacent to Coast Walk) in the Residential--Single Unit (RS-1-7) Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Bluff Overlay Zone, and Transit Priority Area, of the La Jolla Community Planning area. This development is within the Coastal Overlay Zone and the application was filed on October 20, 2022.

The City Council will only be taking action on the environmental appeal and not the Project.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the July 6, 2026, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker, depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/city-clerk/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: 06-18-2026

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**