



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 3, 2025

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION

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| <b>DATE OF HEARING:</b>      | <b>April 17, 2025</b>  |
| <b>TIME OF HEARING:</b>      | <b>9:00 AM</b>   |
| <b>LOCATION OF HEARING:</b>  | <b>COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR, CITY ADMINISTRATION BUILDING<br/>202 C STREET, SAN DIEGO, CA 92101</b> |
| <b>PROJECT NUMBER:</b>       | <b>PRJ-0657970</b>   |
| <b>PROJECT TYPE:</b>         | <b>SITE DEVELOPMENT PERMIT AND TENTATIVE MAP, CEQA EXEMPTION, PROCESS<br/>FOUR</b>                                 |
| <b>PROJECT NAME:</b>         | <b><u>POWELL RESIDENCE</u></b>   |
| <b>APPLICANT:</b>            | <b>BALLERINO DESIGN ASSOCIATES</b>   |
| <b>COMMUNITY PLAN AREA:</b>  | <b>CLAIREMONT MESA</b>   |
| <b>COUNCIL DISTRICT:</b>     | <b>2</b>   |
| <b>CITY PROJECT MANAGER:</b> | <b>Benjamin Hafertepe, Development Project Manager</b>   |
| <b>PHONE NUMBER/E-MAIL:</b>  | <b>(619) 446-5086 / <a href="mailto:Bhafertepe@sandiego.gov">Bhafertepe@sandiego.gov</a></b>                       |

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As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an application for a Site Development Permit and Tentative Map to subdivide Parcel 1 of Parcel Map No. 21729 into two parcels. Parcel 1 will be 0.19 acres (8,540 square feet) and will include the existing one-story single-dwelling unit with an attached garage fronting Garfield Road, and Parcel 2 fronting Kane Street will be 0.27 acres (11,925 square feet). The project also proposes the construction of a new three-story single-dwelling unit with an attached garage and attached accessory dwelling unit totaling approximately 3,815 square feet on Parcel 2. The 0.46-acre site is located at 2343 Garfield Road in the RS-1-7 zone, the Airport Land Use Compatibility Overlay Zone (San Diego International Airport and Montgomery Field), the Clairemont Mesa Height Limit Overlay Zone, the Airport Influence Area (Montgomery Field – Review Area 2 and San Diego International Airport – Review Area 2), the FAA Part 77 Noticing Area, and a Very High Fire Hazard Severity Zone within the Clairemont Mesa Community Plan.

This project was determined to be categorically exempt pursuant to Section 15303 (New Construction) of the California Environmental Quality Act on September 13, 2024, and the opportunity to appeal that determination ended on September 27, 2024.

## **APPEALS:**

The decision of the Planning Commission is final unless appealed to the City Council. In order to appeal the decision of the Planning Commission, you must register as a speaker at the public hearing concerning the application or have expressed interest in webform or in writing to the Planning Commission, ([https://www.sandiego.gov/planning\[1\]commission](https://www.sandiego.gov/planning[1]commission)), before the close of the public hearing. Appeal procedures are described in Information Bulletin 505 (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). The appeal must be made no later than ten (10) business days from the date of the Planning Commission's decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. The decision of the City Council is final. Appeals to the City Clerk may be filed by e-mail or in person as follows:

### **1. Appeals filed via email**

Send an appeal application via email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov). The application must be sent by 5 p.m. on the last day of the appeal period; the email will be acknowledged within 24 hours. An application requires a complete form [DS-3031](#) and, as attachments to the form, supporting documentation, if any, and a copy of the front of the check by which the appeal filing fee is being paid. The documents must be sent via email as a single pdf-formatted file.

- Submit the appeal filing fee by check mailed to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.
- The fee must be postmarked by the United States Postal Service (USPS) before or on the last day of the appeal period.
- Make the check payable to City Treasurer.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form DS-3031. Please include a full copy of the appeal submitted by email with your check.

### **2. Appeals filed in person**

Submit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the front counter of the City Administration Building—Office of the City Clerk Public Information Counter, 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5 p.m. on the last day of the appeal period. City Clerk staff is available from 9:00am to 5:00pm and payments are processed the following business day.

- The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form DS-3031.

Timely submittal of both the application and the fee in accordance with these instructions is required for a valid appeal.

## **COMMUNICATIONS:**

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/j/1609440367>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 944 0367.

The public is encouraged to [subscribe](#) to receive meeting agendas.

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comments can be in person, via the webform, written testimony or through teleconference and video conference options.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission webform, <https://www.sandiego.gov/planning-commission/agenda-comment-form> and indicate the agenda item number for your comment. Comments submitted using this form will be distributed to the Planning Commission 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.

Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at 1222 First Avenue, Mail Station 501, San Diego, CA 92101. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

**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. This information will be made available in alternative formats upon request.

To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) at least five (5) business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 24009133



**Development Services Department**

Benjamin Hafertepe / Project No. PRJ-0657970

1222 First Avenue, MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**