



THE CITY OF SAN DIEGO

DATE OF NOTICE: NOVEMBER 15, 2023

NOTICE OF PUBLIC HEARING

APPEAL TO PLANNING COMMISSION

DATE OF HEARING:	NOVEMBER 30, 2023
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BUILDING, 202 C STREET, SAN DIEGO, CALIFORNIA 92101
PROJECT NO:	1057682
PROJECT NAME:	<u>821 SAN ANTONIO PLACE</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, CEQA EXEMPT, APPEAL OF PROCESS THREE
APPLICANT:	Misenum, LLC
COMMUNITY PLAN AREA:	PENINSULA
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	ROBIN MACCARTEE, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5942 / rmaccartee@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to consider an appeal on a Coastal Development Permit application to partially demolish an existing 6,380-square-foot, two-story, single dwelling unit and replace it with a new 6,115-square-foot, two-story, single dwelling unit with a two-car garage, new swimming pool, and a new, detached, 796-square-foot, two-story Accessory Dwelling Unit with attached two-car carport. The project proposal also includes the removal and replacement of existing retaining/site walls and the removal of encroachments on San Diego Port property. The .29-acre site is located at 821 San Antonio Place in the RS-1-7 Zone, Coastal (Appealable) Overlay Zone (COZ), Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ), Airport Land Use Compatibility Overlay Zone (ALUCOZ), Transit Priority Area (TPA) and the FAA Part 77 Noticing Area zone(s) within the Peninsula Community Plan area.

This development is within the Coastal Overlay zone and the application was filed on 08/24/2022.

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt pursuant to Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction) of the California Environmental Quality Act on July 17, 2023 and the opportunity to appeal that determination ended July 31, 2023.

California Coastal Commission Appeals: This project is appealable to the California Coastal Commission and must be filed at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108 (Phone: (619) 767-2370). Appeals must be filed within 10 business days of the California Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

COMMUNICATIONS:

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

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/s/1612210047>

To join by using telephone:

Dial 1-669-254-5252 or (Toll-Free) 1-833-568-8864. When prompted, input Webinar ID: 161 221 0047

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 comment 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 Public Comment Form [webform](#), or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission Public Comment Form webform and indicating 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](#) 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 send an e-mail to 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.: 24009223



Development Services Department

Robin MacCartee / Project No. 1057682

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San Diego, CA 92101-4101

RETURN SERVICE REQUESTED