



THE CITY OF SAN DIEGO

DATE OF NOTICE: NOVEMBER 20, 2024

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** DECEMBER 5, 2024  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** Council Chambers, 12<sup>th</sup> Floor, City Administration Building,  
202 C Street, San Diego, CA 92101  
**PROJECT NUMBER:** PRJ-1065372  
**PROJECT TYPE:** PUBLIC RIGHT OF WAY VACATION, COASTAL DEVELOPMENT PERMIT,  
ENVIRONMENTAL EXEMPTION, PROCESS FIVE  
**PROJECT NAME:** 690 ROSECRANS STREET  
**APPLICANT:** LEE HOPE  
**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

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An application for a Public Right-of-Way Vacation and Coastal Development Permit to vacate an unformed portion of Rogers Street that is approximately 25 feet wide by 80 feet long and encompasses approximately 0.109-aces abutting the existing private property, and demolish an existing 1,450-square-foot (sf) single dwelling unit including 443 sf of an existing lower level and 406 sf of an existing garage, for a total of 2,299 sf to be removed. New development will include a new, two-story, 3,160 sf single dwelling unit, new 1,811 sf garage including a new 978 sf accessory dwelling unit (ADU) above the garage. The 0.18-acre site is located at 690 Rosecrans Street in the Residential Single Unit (RS-1-7) Zone, Airport Land Use Compatibility Overlay Zone (NAS North Island, San Diego International Airport), Airport Influence Area (San Diego International Airport - Review Area 2 and NAS North Island Review Area 2), Coastal Height Limitation Overlay Zone, Coastal Overlay (Non-Appealable) Zone, and FAA Part 77 Noticing Area within the Peninsula Community Plan area.

The decision to approve, conditionally approve, modify or deny the Public Right-of-Way Vacation, Coastal Development Permit, and CEQA Exemption will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

This development is within the Coastal Overlay zone and the application was filed on August 25, 2022.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the Development Project Manager listed above.

This project was determined to be categorically exempt pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15305 (Land Use Limitations) of the California Environmental Quality Act.

**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/s/1607586412>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 758 6412.

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.: 24009304



**Development Services Department**

Robin MacCartee / Project No. PRJ-1065372

1222 First Avenue, MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**