



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 12, 2025

NOTICE OF PUBLIC HEARING

APPEAL TO PLANNING COMMISSION

DATE OF HEARING: February 27, 2025
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: COUNCIL CHAMBERS, 12th FLOOR, CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101
PROJECT NO: PRJ-1099348
PROJECT NAME: HERMANNY HOUSE
PROJECT TYPE: APPEAL OF A COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT
PERMIT, PROCESS THREE
APPLICANT: Sebastian Mariscal Studio
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: J. Andrew Murillo, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 557-7986 / JMurillo@sandiego.gov

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 appeal of the Hearing Officer's decision to approve a Coastal Development Permit and Site Development Permit to construct a new two-story, single dwelling unit with basement, garage, pool, and associated site improvements on a vacant lot. The 0.4-acre site is located at 2538 Ruelle Nicole in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area) Zone, and the Parking Impact Overlay Zone within the La Jolla Community Plan.

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

This development is within the Coastal Overlay zone and the application was filed on August 21, 2023.

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 from the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 9, 2024, and the opportunity to appeal that determination ended on August 23, 2024.

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 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: 24009634



Development Services Department

Andrew Murillo / Project No. PRJ-1099348

1222 First Avenue, MS 501

San Diego, California 92101-4140

RETURN SERVICE REQUESTED