



THE CITY OF SAN DIEGO
DATE OF NOTICE: December 5, 2024

NOTICE OF PUBLIC HEARING

APPEAL TO PLANNING COMMISSION

DATE OF HEARING: December 19, 2024
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: 0697754
PROJECT NAME: GARCIA RESIDENCE
PROJECT TYPE: APPEAL OF A COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT,
EXEMPT FROM CEQA (SECTION 15302 REPLACEMENT OR RECONSTRUCTION)
PROCESS THREE
APPLICANT: Luis H. Garcia
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Chandra Y. Clady, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5286 /CCLady@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 Officers decision for a Coastal Development Permit and a Site Development Permit for the demolition of a 3,723 square-foot existing single-dwelling unit and the construction of a new 9,394 residential development which includes a 5,250 square-foot two-story single dwelling unit, a 1,200 Accessory Dwelling Unit (ADU), a 408 square-foot Junior Accessory Dwelling Unit (JADU), a 888 square-foot garage, a new pool, spa and exterior decks on a .51-acre site located at located at 812 Havenhurst Point. The project site is in the RS-1-4 Base Zone (Residential Single Dwelling), Coastal Overlay Zone (Non-appealable), and Transit Priority Area within the La Jolla Community Plan Area.

This development is within the Coastal Overlay Zone and the application was filed on October 17, 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 15302 of the California Environmental Quality Act on May 29, 2024, and the opportunity to appeal that determination ended June 12, 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/s/1607586412](https://sandiego.zoomgov.com/join/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 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.: 24009391



Development Services Department

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RETURN SERVICE REQUESTED