



THE CITY OF SAN DIEGO

DATE OF NOTICE: FEBRUARY 26, 2025

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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<b>DATE OF HEARING:</b>	<b>MARCH 12, 2025</b>
<b>TIME OF HEARING:</b>	<b>9:00 AM</b>
<b>LOCATION OF HEARING:</b>	<b>CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101</b>
<b>PROJECT NUMBER:</b>	<b>PRJ-1065911</b>
<b>PROJECT NAME:</b>	<b><u>7356 RUE MICHAEL</u></b>
<b>PROJECT TYPE:</b>	<b>SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, PUBLIC SERVICE EASEMENT VACATION, ENVIRONMENTAL EXEMPTION, PROCESS THREE</b>
<b>APPLICANT:</b>	<b>NOVA CONSTRUCTION, INC.</b>
<b>COMMUNITY PLAN AREA:</b>	<b>LA JOLLA</b>
<b>COUNCIL DISTRICT:</b>	<b>1</b>
<b>CITY PROJECT MANAGER:</b>	<b>Robin MacCartee, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 687-5942 / <a href="mailto:rmaccartee@sandiego.gov">rmaccartee@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 Hearing Officer to consider an application for a Site Development Permit, Coastal Development Permit, and Public Service Easement Vacation to demolish an existing single dwelling unit with attached garage and construct an 8,535-square foot single dwelling unit with a 2,779-square-foot attached garage, a 2,919-square-foot basement, a 1,200-square-foot accessory dwelling unit (ADU), and a new pool and spa. The project also proposes to vacate an unused sewer easement. The 0.30-acre site project site is located at 7356 Rue Michael in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, and the Parking Impact Overlay Zone.

This development is within the Coastal Overlay zone and the application was filed on August 16, 2023.

The project was determined to be categorically exempt pursuant to Section 15332 (In-fill development) of the California Environmental Quality Act on October 29, 2024, and the opportunity to appeal that determination ended November 13, 2024.

**APPEAL OF THE HEARING OFFICER DECISION:** The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. In order to

appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, [HearingOfficer@sandiego.gov](mailto:HearingOfficer@sandiego.gov) 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> ). Appeals to the Planning Commission can be filed by email/mail or in person:

**1. Appeals filed via email**

Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) to [PlanningCommission@sandiego.gov](mailto:PlanningCommission@sandiego.gov) by 4 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete the processing of the appeal. Failure to pay the invoice within five business days of invoice issuance will invalidate the appeal application.

**2. Appeals filed in person**

Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless payment drop-off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue, San Diego, CA 92101 by 4 p.m. on the last day of the appeal period.

- The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day.
- 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.
- Cash payments are only [accepted by appointment](#).

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 City Project Manager listed above.

**COMMUNICATIONS:**

To join using the Zoom platform use this link: <https://sandiego.zoomgov.com/s/1613102034>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 310 2034.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Hearing Officer webpage: (<https://www.sandiego.gov/development-services/hearing-officer/agenda-comment-form>). If you have an attachment to your comment, you may send it to [hearingofficer@sandiego.gov](mailto:hearingofficer@sandiego.gov) and it will be distributed to the Hearing Officer.

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

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 [hearingofficer@sanidiego.gov](mailto:hearingofficer@sanidiego.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: 24009322



**Development Services Department**

Robin MacCartee/ Project No.PRJ-1065911

1222 First Avenue, MS 501

San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**