THE CITY OF SAN DIEGO

DATE OF NOTICE: OCTOBER 22, 2026

NOTICE OF PUBLIC HEARING

APPEAL TO PLANNING COMMISSION

DATE OF HEARING:	**November 5, 2026**
TIME OF HEARING:	**9:00 AM**
LOCATION OF HEARING:	**DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108**
PROJECT NUMBER:	**PRJ-1074172**
PROJECT TYPE:	**APPEAL OF A COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT, PROCESS THREE**
PROJECT NAME:	**COAST WALK LOTS 2 & 17**
APPLICANT:	**PATRICK VERCIO**
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, 5,478-square-foot single-dwelling unit and a new 440-square-foot detached accessory dwelling unit with garages, demolish a portion of an existing tennis court, and associated site improvements. The 0.45-acre site is located on Lots 2 and 17 of Coast Walk (APN #350-13102-00 and APN #350-131-29-00), within the Residential--Single Unit (RS-1-7) Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact), Sensitive Coastal Overlay Zone, a Sustainable Development Area, a High Paleontological Sensitivity Area, and a Very High Fire Hazard Severity Zone of the La Jolla Community Planning area.

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 October 20, 2022.

The project required the preparation of a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA). An appeal of the CEQA determination was also filed, and the City Council denied the CEQA appeal and approved the environmental determination on June 16, 2026. The scope of the subject hearing includes only the appeal of the project, not the environmental determination.

Appeals to the California Coastal Commission must be filed with the California Coastal Commission 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/j/1609710315

To join by using Telephone:
Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 971 0315

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 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. 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 an 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 ensure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 24009398

The City of SAN DIEGO
Development Services Department
Andrew Murillo / Project No. PRJ-1074172
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED