



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 A.M.
LOCATION OF HEARING:	DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NO:	PRJ-1101825
PROJECT NAME:	<u>7354 ROMERO DRIVE VARIANCE AND COASTAL DEVELOPMENT PERMIT</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, VARIANCE, CEQA 15162 CONSISTENCY DETERMINATION, PROCESS THREE
APPLICANT:	Scott A. Spencer and Associates
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Travis Cleveland, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5407 / Tcleveland@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 July 22, 2026 decision to approve an application for a Coastal Development Permit and Variance for the remodel and addition of an existing one-story, 3,435-square-foot single-family residence, adding 3,232 square feet in two additional floors (for a total of three stories and 6,667 square feet of construction) located at 7354 Romero Drive. Additionally, 495 square feet of interior space will be converted into an Accessory Dwelling Unit. The 0.297-acre lot is in the RS-1-4 (Residential Single) zone, the Coastal Overlay Zone (Non-Appealable Area), and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan.

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

A California Environmental Quality Act (CEQA) Section 15162 Consistency Evaluation was prepared for the proposed project. The consistency evaluation addressed if the conditions specified in CEQA Guidelines would require the preparation of additional review for the proposed project. The City has determined that the proposed Project is consistent with the original La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan

Updates Program Environmental Impact Report (PEIR) No. 92-0199/SCH No. 92071032 certified by City Council on March 29, 1994, Resolution No. R-283639; and would not result in new impacts.

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:

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.: 24010095



Development Services Department

Travis Cleveland / Project No. PRJ-1101825

7650 Mission Valley Road, MS DSD-1A

San Diego, CA 92108-4423

RETURN SERVICE REQUESTED