



THE CITY OF SAN DIEGO

DATE OF NOTICE: APRIL 9, 2025

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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<b>DATE OF HEARING:</b>	<b>APRIL 23, 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-1111391</b>
<b>PROJECT NAME:</b>	<b><u>376 SILVER GATE</u></b>
<b>PROJECT TYPE:</b>	<b>COASTAL DEVELOPMENT PERMIT, CEQA EXEMPTION, PROCESS THREE</b>
<b>APPLICANT:</b>	<b>LARRY DUTTON</b>
<b>COMMUNITY PLAN AREA:</b>	<b>PENINSULA</b>
<b>COUNCIL DISTRICT:</b>	<b>2</b>
<b>CITY PROJECT MANAGER:</b>	<b>DANIEL NERI, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 687-5967 / <a href="mailto:DNeri@sanidiego.gov">DNeri@sanidiego.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 Coastal Development Permit to remodel an existing one-story 2,510-square-foot single-dwelling unit, convert a portion of an existing 668-square-foot garage into a 472-square-foot Accessory Dwelling Unit and add the remaining 196 square feet to the primary dwelling unit as an additional bedroom, construct a new 513-square-foot two-car garage, and add a 292-square-foot family room at 376 Silver Gate Avenue. The 0.24-acre site is in the RS-1-4 (Residential Single-Dwelling Unit) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, and the First Public Roadway within the Peninsula Community Plan area.

This development is within the Coastal Overlay zone and the application was filed on March 6, 2024.

This project was determined to be categorically exempt from the California Environmental Quality Act on August 15, 2024, and the opportunity to appeal that determination ended August 29, 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@sanidiego.gov](mailto:HearingOfficer@sanidiego.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](#).

For decisions involving coastal development within the appealable area, the final City decision is appealable to the California Coastal Commission. Appeals to the Coastal Commission must be filed directly with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within ten (10) business days of the 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:**

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 an 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@sandiego.gov](mailto:hearingofficer@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: 11004543



**Development Services Department**

Daniel Neri / Project No. PRJ-1111391  
1222 First Avenue, MS 501  
San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**