



THE CITY OF SAN DIEGO

DATE OF NOTICE: JANUARY 29, 2025

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	FEBRUARY 12, 2025
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NUMBER:	PRJ-1112271
PROJECT NAME:	<u>ROMERO DRIVE SINGLE DWELLING UNIT</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT AND VARIANCE CEQA EXEMPT, PROCESS THREE
APPLICANT:	BRIAN YAMAGATA
COMMUNITY PLAN AREA:	LA JOLLA
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Robin MacCartee, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5942 / rmaccartee@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 Hearing Officer to consider an application for a Coastal Development Permit and Variance to construct a 4,792-square-foot (sf) two-story single dwelling unit over a partial basement with a 462 sf attached garage. The project requires a Variance for a reduction of the street side setback to four feet where a minimum of six feet is required. The proposed site is a vacant 17,646 sf lot located at the southwest end of Romero Drive, also known as Assessor's Parcel Number 352-261-04-00 in the Residential-Single Unit (RS) 1-4 zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and the Very High Fire Hazard Severity Zone with the La Jolla Community Plan and Local Coastal Program.

This development is within the Coastal Overlay zone and the application was filed on March 11, 2024.

This project was determined to be categorically exempt pursuant to Section 15303 (New Construction) of the California Environmental Quality Act on September 10, 2024, and the opportunity to appeal that determination ended September 24, 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 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 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/j/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 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@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: 24009861



Development Services Department

Robin MacCartee / Project No. 1112271
1222 First Avenue, MS 501
San Diego, California 92101-4140

RETURN SERVICE REQUESTED