



THE CITY OF SAN DIEGO

DATE OF NOTICE: MARCH 12, 2025

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING: MARCH 26, 2025
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NUMBER: PRJ-1114539
PROJECT NAME: 1821 VIKING WAY
PROJECT TYPE: SITE DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION, PROCESS THREE
APPLICANT: HAPPY SPACE STUDIO, INC.
COMMUNITY PLAN AREA: LA JOLLA
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: KAREN BUCEY, DEVELOPMENT PROJECT MANAGER
PHONE NUMBER/E-MAIL: (619) 446-5049 / kbucey@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 Site Development Permit for the remodel of and 851-square-foot two-story addition to an existing one-story, 2,694-square-foot single dwelling unit with an attached garage. The 0.18-acre site is located at 1821 Viking Way in the La Jolla Shores Planned District Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Transit Area, a Parking Standards Transit Priority Area, and the La Jolla Shores Archaeological Study Area within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

APPEAL OF THE ENVIRONMENTAL DOCUMENT: The adoption of a Mitigated Negative Declaration may be appealed to the City Council. All such appeals must be filed by 5:00 P.M. within ten (10) business days from the date of the Development Services Department adoption of the environmental document. Appeal procedures are described in Information Bulletin 505 (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the City Clerk must be filed by email or in person as follows:

1. Appeals filed via email

The Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>).

Send an appeal application via email to Hearings1@sandiego.gov. The application must be sent by 5 P.M. on

the last day of the appeal period; the email will be acknowledged within 24 hours. An application requires a complete form [DS-3031](#) and, as attachments to the form, supporting documentation, if any, and a copy of the front of the check by which the appeal filing fee is being paid. The documents must be sent via email as a single pdf-formatted file.

- Submit the appeal filing fee by check mailed to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.
- The fee must be postmarked by the United States Postal Service (USPS) before or on the last day of the appeal period.
- Make the check payable to City Treasurer.
- 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. Please include a full copy of the appeal submitted by email with your check.

Timely submittal of both the application and the fee in accordance with these instructions is required for a valid appeal.

2. Appeals filed in person

The Environmental Determination Appeal Application Form DS-3031 can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>). Submit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the front counter of the City Administration Building—Office of the City Clerk Public Information Counter, 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5 P.M. on the last day of the appeal period. City Clerk staff is available from 9:00 A.M. to 5:00 P.M. and payments are processed the following business day.

- The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.
- 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](#).

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](#).

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 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: 24009912



Development Services Department

Karen Bucey / Project No. 1114539 1821 Viking Way
1222 First Avenue, MS 501
San Diego, California 92101-4140

RETURN SERVICE REQUESTED