



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 2, 2016

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION

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**DATE OF HEARING:** November 17, 2016  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California 92101  
**PROJECT NO:** 438785  
**PROJECT TYPE:** Coastal Development Permit/Site Development Permit, Exempt from CEQA  
Process Four  
**PROJECT NAME:** BRIGHTON AVENUE RESIDENCE  
**APPLICANT:** Elizabeth Carmichael  
**COMMUNITY PLAN AREA:** Ocean Beach  
**COUNCIL DISTRICT:** 2  
  
**CITY PROJECT MANAGER:** William Zounes, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 687-5942/wzounes@sandiego.gov

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As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the demolition of two existing detached dwelling units with a detached garage and the construction of two 1,834-square-foot, two-story single family homes over two 456-square-foot partially subterranean garages on two legal lots with above grade decks. The project is located at 5109 – 5111 Brighton Avenue within the RM-2-4 zone, of the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), the First Public Roadway Overlay Zone, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Ocean Beach Emerging Cottage District. As a component of the proposed project, the home will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Council Policy 900-14, the City Council's Sustainable Building Policy. This development is within the Coastal Overlay zone and the application was filed on August 27, 2015.

The decision of the Planning Commission is final unless appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The appeal must be made within 10 business days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on September 28, 2016 and the opportunity to appeal that determination ended October 12, 2016.

Appeals to the Coastal Commission must be filed with the 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 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.

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 City Project Manager listed 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 at least five 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: 24006111



**Development Services Department**

William Zounes / Project No. 438785  
1222 First Ave., MS 501 • San Diego, California 92101-4101

RETURN SERVICE REQUESTED