



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 22, 2026

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING: May 6, 2026
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NUMBER: PRJ-1111697
PROJECT NAME: 991 SCOTT STREET
PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION, PROCESS THREE
APPLICANT: DOUGLAS H. AUSTIN
COMMUNITY PLAN AREA: PENINSULA
COUNCIL DISTRICT: 2
CITY PROJECT MANAGER: Jose Bautista, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 557-7983 / JBautista@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 for the remodel of an existing 4,005-square-foot (sf) two-story single-dwelling unit to include the addition of a third floor to accommodate a 798-sf accessory dwelling unit (ADU), the remodel of an existing detached garage and associated site improvements. The 0.12-acre project site is located at 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, the Coastal Overlay Zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), the Parking Impact Overlay Zone, a Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the Peninsula Community Plan and Local Coastal Program Land Use Plan. This development is within the Coastal Overlay Zone, and the application was filed on May 9, 2024.

This project was determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301(e) Existing Facilities, and Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act on February 19, 2026, and the opportunity to appeal that determination ended on March 5, 2026.

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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) including grounds for appeal and supporting documentation in pdf format to PlanningCommission@sandiego.gov by 4:00 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. 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

Place the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation) in the drop box in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 by 4:00 p.m. on or before 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 drop box 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](https://www.sandiego.gov/development-services/virtual-appointments) (<https://www.sandiego.gov/development-services/virtual-appointments>).

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 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/j/1611914200>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 191 4200

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](https://www.sandiego.gov/development-services/hearing-officer/agenda-comment-form) 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 the City's notification service to receive the latest news, updates, meeting agendas and public notices (<https://visitor.r20.constantcontact.com/manage/optin?v=001L8yzO-DYgLyogX8cwfGReoCytPqndbbduQxrjk7sqduDznp93MyOgbbKDwSVN9VFYXcnyGqkynWNaHidlctd8lvFnpT1gKv0iA994juCAGM%3D>)

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 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: 24009889



Development Services Department

Jose Bautista / Project No. PRJ-1111697
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED