



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 16, 2021

# NOTICE OF PUBLIC HEARING

## APPEAL TO PLANNING COMMISSION

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**DATE OF HEARING:** September 30, 2021  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** VIRTUAL HEARING  
**PROJECT NO:** 619886  
**PROJECT NAME:** VILLA K-L NDP/CDP  
**PROJECT TYPE:** Coastal Development Permit Amendment and Neighborhood Development Permit, Mitigated Negative Declaration No. 345149, PROCESS TWO  
**APPLICANT:** Scott Kivel  
**COMMUNITY PLAN AREA:** La Jolla  
**COUNCIL DISTRICT:** 1  
**CITY PROJECT MANAGER:** Xavier Del Valle, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 557-7941; [xdelvalle@sandiego.gov](mailto:xdelvalle@sandiego.gov)

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Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

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 Planning Commission webpage: <https://www.sandiego.gov/planning-commission>. If you have an attachment to your comment, you may send it to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) and it will be distributed to the Planning Commissioners.

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal for an application for a Neighborhood Development Permit and Coastal Development Permit, an amendment to Coastal Development Permit No. 1217056 for an existing 3,135 square-foot single-family residence with detached 500 square-foot garage and detached 747 square-foot accessory structure with 756 square-foot basement at 1228 Park Row. The project includes adding 45 square feet to the ground floor of the single-family residence for a total of 3,180 square feet, converting an existing 487 square-foot section of the detached accessory structure into an Accessory Dwelling Unit, and associated site improvements. The 0.22-acre site is in the RS-1-7 Zone, Coastal (Non-Appealable Area) Overlay

Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and Parking Impact Overlay Zone (Coastal Area) within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone and the application was filed on December 4, 2018.

The decision made by the Planning Commission is the final decision by the City.

The Development Services Department determined that the project would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Mitigated Negative Declaration No. 345149 that was approved for the site under Coastal Development Permit No. 1217056.

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, please submit a written request to the City Development 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, please contact the City Development 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, please call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order No: 24008068



**Development Services Department**

Xavier Del Valle / Project No. 619886  
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**RETURN SERVICE REQUESTED**