



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 31, 2021

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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<b>DATE OF HEARING:</b>	September 15, 2021
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	VIRTUAL HEARING
<b>PROJECT NO:</b>	624464
<b>PROJECT NAME:</b>	<u>7248 ENCELIA / 7231 ROMERO CDP</u>
<b>PROJECT TYPE:</b>	Coastal Development Permit/Site Development Permit to amend Coastal Development Permit No. 11042/Neighborhood Development Permit No. 11403, Mitigated Negative Declaration No. 624464, PROCESS THREE
<b>APPLICANT:</b>	Education Lab Architects
<b>COMMUNITY PLAN AREA:</b>	La Jolla
<b>COUNCIL DISTRICT:</b>	1
<b>CITY PROJECT MANAGER:</b>	Xavier Del Valle, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 557-7941 / <a href="mailto:xdelvalle@saniego.gov">xdelvalle@saniego.gov</a>

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Until further notice, Hearing Officer 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, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Hearing Officer meetings. We are providing alternatives to in-person attendance for participating in Hearing Officer meetings. Updated information is available on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>.

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/public-hearings-meetings-notices/hearing-officer>. If you have an attachment to your comment, you may send it to [HearingOfficer@saniego.gov](mailto:HearingOfficer@saniego.gov) and it will be distributed to the Planning Commissioners."

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit to amend Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403 to demolish an existing two-story, 5,022 square-foot single family residence at 7248 Encelia Drive (Encelia property) that was damaged due to a landslide that took place at 7231 Romero Drive (Romero property) and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641 square-foot single family residence with open carport and site improvements, and

the Romero property a three-story, 4,945 square-foot single family residence with 3,267 square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences. The 0.67-acre site is in the RS-1-4 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limitation, Fire Brush Zone 300-foot Buffer Area, Fire Hazard Severity Zone, Parking Impact Area, and contains Environmentally Sensitive Lands (Steep Hillides) within the La Jolla Community Plan Area. This development is within the Coastal Overlay zone and the application was filed on January 18, 2019.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. 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](mailto:HearingOfficer@sandiego.gov) before the close of the public hearing. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/sites/default/files/dsdib505.pdf) (<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or US mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send 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 pdf format) via email to [PlanningCommission@sandiego.gov](mailto: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 per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring 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) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00 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. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Include in the memo of the check the Project Number. Cash payments are only accepted by appointment; email [DSDCashiers@sandiego.gov](mailto:DSDCashiers@sandiego.gov) to schedule an appointment.

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

The adoption of Mitigated Negative Declaration No. 624464 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 certification/adoption of the environmental document. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/sites/default/files/dsdib505.pdf) (<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A,

202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project # on the memo line of the check.

- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Deposit the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00 p.m. on the last day of the appeal period. The Drop-Off Box is available from 8:00 a.m. to 5:00 p.m. Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project # on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

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 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, you can call 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: 24008125



**Development Services Department**

Xavier Del Valle / Project No. 624464  
1222 First Ave., MS 501  
San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**