



THE CITY OF SAN DIEGO

DATE OF NOTICE: SEPTEMBER 6, 2023

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING: SEPTEMBER 20, 2023
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NO: 682669
PROJECT NAME: 2625-2627 BAYSIDE LANE
PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, CEQA EXEMPT, PROCESS THREE
APPLICANT: BRYAN ELIA
COMMUNITY PLAN AREA: MISSION BEACH
COUNCIL DISTRICT: 2
CITY PROJECT MANAGER: Robin MacCartee, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5942 rmaccartee@sandiego.gov

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Hearing Officer will be participating in person and the meeting will be open for in-person testimony.

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/join/1603558740>

To join by using Telephone: Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 355 8740.

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@sandiego.gov and it will be distributed to the Hearing Officer.

The public is encouraged to [subscribe](#) to receive meeting agendas.

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 to demolish an existing duplex and construct a new, three-story duplex with two attached garages and site walls totaling 4,896 square feet. The 0.08-acre site is located at 2625-2627 Bayside Lane in the MBPD-R-S Zone, San Diego International Airport – Airport Influence Area – Review Area 1, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (CST-APP), First Public Roadway, MSCP Vegetation – Unvegetated Habitat, Parking Impact Overlay Zone (Beach Impact and Coastal Impact), and Residential Tandem Parking Overlay Zone within the Mission Beach Community Plan area.

This development is within the Coastal (Appealable) Overlay zone and the application was filed on March 1, 2021.

APPEAL OF THE HEARING OFFICER DECISION: 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 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>). Appeals to the Planning Commission can be filed by email/mail or in person:

- 1) Appeals filed via email/mail: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00pm 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 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: 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 in Downtown San Diego 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 Information Bulletin 505 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." Please include in the memo of the check the invoice # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

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

This project was determined to be categorically exempt pursuant to Section 15303 (B); of the California Environmental Quality Act on February 25, 2022, and the opportunity to appeal that determination ended March 11, 2022.

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.

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 email to hearingofficer@sandiego.gov 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.

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.

Internal Order No: 24008949



Development Services Department

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RETURN SERVICE REQUESTED