



THE CITY OF SAN DIEGO  
DATE OF NOTICE: October 6, 2021

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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**DATE OF HEARING:** October 20, 2021  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** VIRTUAL HEARING  
**PROJECT NO:** 684563  
**PROJECT NAME:** PFISTER RESIDENCE  
**PROJECT TYPE:** Coastal Development Permit/Site Development Permit, Mitigated Negative Declaration, PROCESS THREE

**APPLICANT:** T7 Architecture, Inc.  
**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, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(b), as amended by Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City Council has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. 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@sandiego.gov](mailto:HearingOfficer@sandiego.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 demolish an existing 2,728 square-foot, single family residence with accessory structures (6051 Folsom Drive), consolidate two lots at 6031 and 6051 Folsom Drive, and construct a two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet. The 0.54-acre site is in the RS-1-7 Zone, Coastal (Non-Appealable Area 1) Overlay Zone, Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Very High Fire Hazard Severity Zone and contains Environmentally Sensitive Lands (Biological Resources) within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone and the application was filed on March 25, 2021.

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>). 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](#) 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](#) (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](#) 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](#) (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.

A Mitigated Negative Declaration has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines that addresses potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented that will reduce potential impacts to below a level of significance.

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 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, 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: 24008852



**Development Services Department**

Xavier Del Valle / Project No.684563  
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**RETURN SERVICE REQUESTED**