



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 22, 2024

TO: City of San Diego Hearing Officer

FROM: Christian Hoppe, Development Project Manager, Development Services Department

SUBJECT: Corrections to Staff Report and Findings, Hearing Officer Meeting, May 22
2024, Agenda Item No. 2 - PRJ-1081479 Dudum Residence (HO-24-022)

Staff has identified minor edits to the Staff Report and Findings for Coastal Development Permit No. PMT-3208844 and Site Development Permit No. PMT3208845. The bluff edge setback is described as "reduced," which is incorrect. The proposed setback is allowed by San Diego Municipal Code Section 143.0143(f)(1). Please see edits:

1. Staff Report edit: The project proposes a setback from the bluff edge ranging from 37 feet, 8.5 inches to 51 feet as allowed by SDMC 143.0143(f)(1) ("Development Regulations for Sensitive Coastal Bluffs") where a 25-foot bluff edge setback is required. This ~~reduced~~ bluff edge setback is supported based upon evidence contained in the geologic investigation report that the project has been designed so that it will not be subject to or contribute to significant geologic instability, and no shoreline protection will be required to protect it throughout the anticipated 75-year life span of the proposed residence.
2. Coastal Development Permit Finding 1b and Site Development Permit Finding 2a: The project proposes a setback from the bluff edge ranging from 37 feet, 8.5 inches to 51 feet as allowed by SDMC 143.0143(f)(1) ("Development Regulations for Sensitive Coastal Bluffs") where a 25-foot bluff edge setback is required. This ~~reduced~~ bluff edge setback is supported based upon evidence contained in the geologic investigation report that the project has been designed so that it will not be subject to or contribute to significant geologic instability, and no shoreline protection will be required to protect it throughout the anticipated 75-year life span of the proposed residence.