

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR (PRJ-1093271 Chalcedony Views)

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Development Services Department

Chalcedony Views PRJ-1093271

Item # 4

Planning Commission

July 31, 2025

Project Information

Location:	2060 Chalcedony Street, Pacific Beach Community Plan, RM-1-1 zone (Residential Multiple Unit)
Parcel Size:	0.513 acres
Approvals:	Neighborhood Development Permit Tentative Map
Environmental Determination:	Exempt Pursuant to CEQA Guidelines Section 15332 (In Fill Development Projects)

Project Scope

- Demolish the existing single-dwelling unit
- Subdivide the 0.51-acre (22,337-square-foot) site into seven parcels
- Construct seven new single dwelling units

Aerial Photograph



Deviations

Requirement	Lot(s)
Lot Area	1-7
Lot Width	1-7
Lot Depth	1-7
Street Frontage	2-6
Side Setback	2-6
Front Setback	1, 7
Rear Setback	1, 4-7
Floor Area Ratio	1, 2, 5, 6

Site Plan



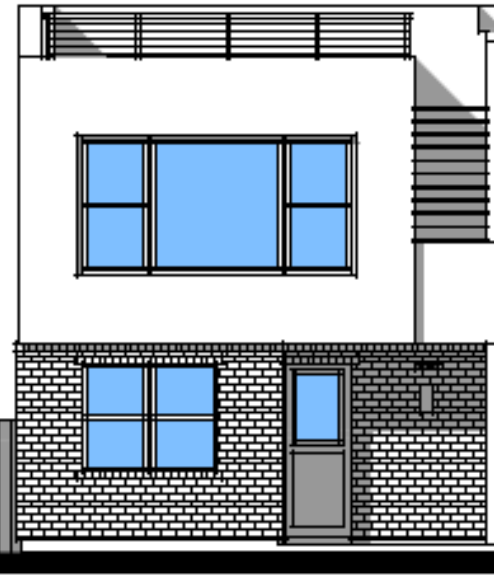
Street View – Chalcedony Street



Front Elevation
Unit 4



Front Elevation
Unit 5

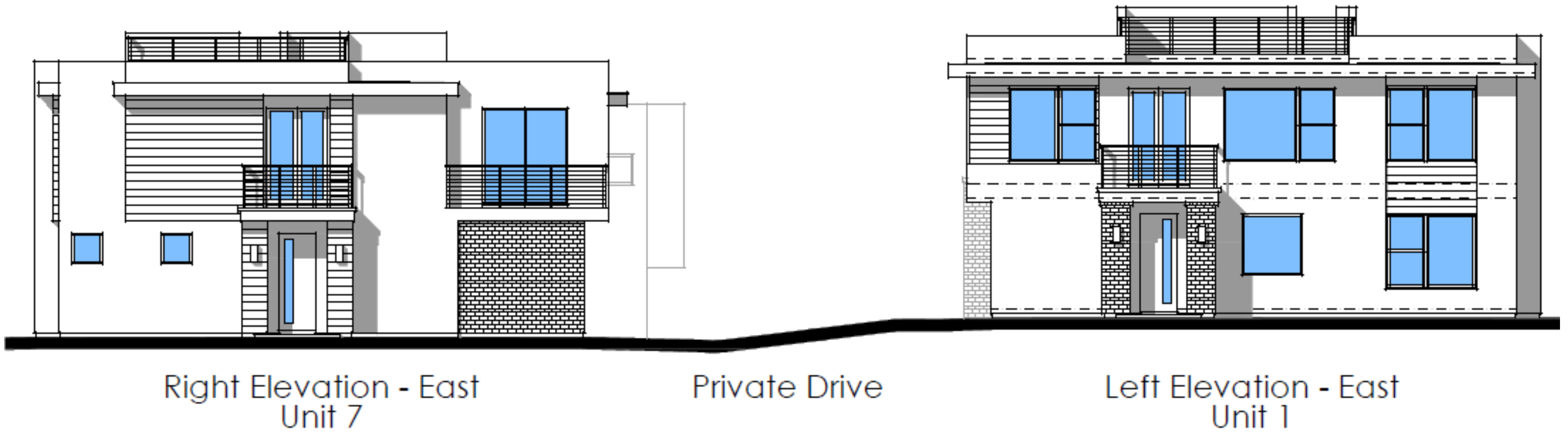


Front Elevation
Unit 6



Front Elevation
Unit 7

Street View – Noyes Street



Pacific Beach Community Planning Group

- June 12, 2024
- Approve: 9-0-1

Staff Recommendation

Approve:

- Neighborhood Development Permit No. PMT-3288884
- Tentative Map No. PMT-3224318