

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
(PRJ-1055455 627 GENTER STREET)

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 944 0367**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

APPEAL OF THE 627 GENTER STREET PROJECT NO. PRJ-1055455

Item No. 1

Planning Commission

August 14, 2025

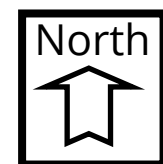
Address:

- 627 Genter Street
- Project site 0.48-acres



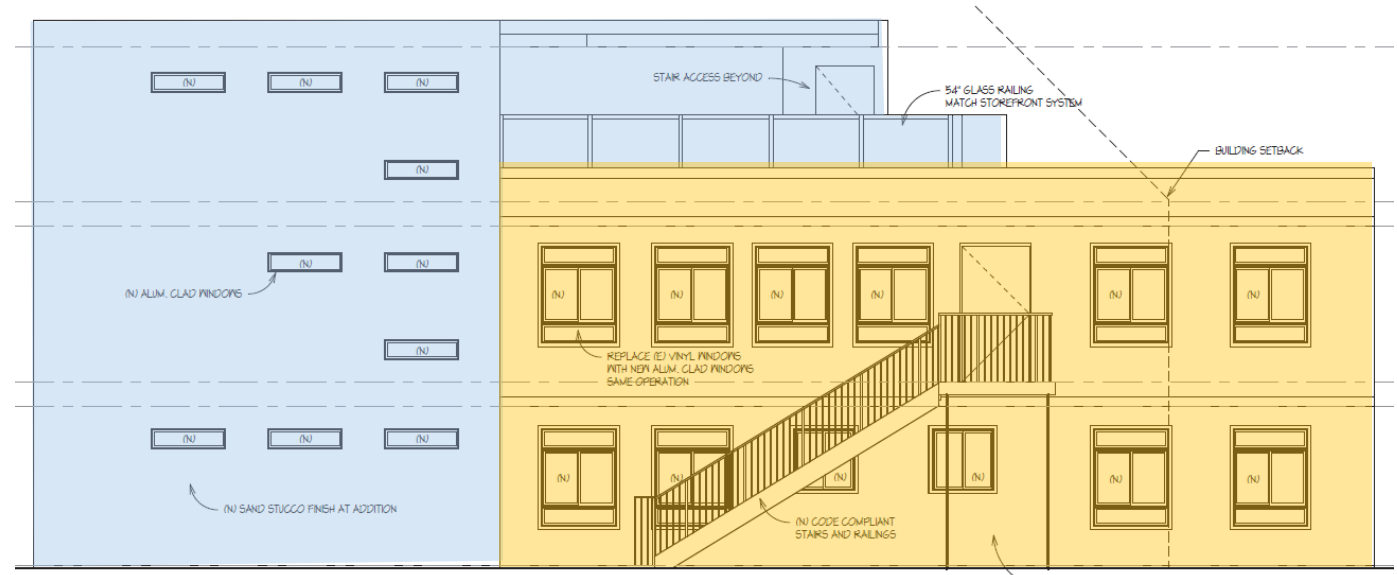
Zone:
Residential
Multiple
Unit (RM-1-1)

Land Use:
Assembly and
Entertainment
Uses, Including
Places of Religious
Assembly




Project Scope:


- New Construction
 - 2,270 square feet
- Existing Building
 - Interior Renovations
 - 2,340 square feet



March 7, 2024

- La Jolla Community Planning Association voted 12-2-1 to recommend approval of the project with no conditions.

Page 3	City of San Diego • Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: 627 Genter		Project Number: 1055455
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: March 07, 2024
# of Members Yes 12	# of Members No 2	# of Members Abstain 1	
Conditions or Recommendations: none			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: ADRIAN FERL			
TITLE: SECRETARY			DATE: September 03, 2024



- **April 27, 2022**

- Project Deemed Complete




- **September 5, 2024**

- Environmental Determination




- **September 18, 2024**

- Environmental Determination Appealed



- **March 18, 2025**

- City Council Denies the Environmental Determination Appeal



- **May 21, 2024**

- Hearing Officer Approval



- **June 3, 2025**

- Hearing Officer Approval Appealed

- Summary of the appeal issues is as follows:

1. **AB2097 is Misapplied (Factual Error)**
2. **Findings supported with Inaccurate Information (Findings not Supported)**
3. **California Department of Housing and Community Development Technical Advisory not considered (New Information)**
4. **Existing Parking, ADA, and EV Requirements**

1. AB2097 is Misapplied

- No Major Transit Stop
- Time Barred
- Improper Purpose –
Not a Housing Project
- Event Center are
Excluded



2. Findings Supported with Inaccurate Information

- AB2097 Applicability not supported
- Flawed analysis cannot support findings
- Hearing Officer Report failed to answer concerns
- Improper interpretation of RILUIPA
- Expansion of Use
- Similar projects not afforded the same benefits

3. California Department of Housing and Community Development Technical Advisory not considered

4. Existing Parking Not to be Reduced

- Existing American with Disabilities Act and Electric Vehicle Parking not adequately addressed

Staff Recommendation

- Deny the appeal and affirm the Hearing Officer decision to approve Conditional Use Permit No. 3241543, and Coastal Development Permit No. 3310239 with modifications.

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **(PRJ-1055455 627 GENTER STREET)**

To call in and make your three minutes of public comment on this item:

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 310 2034**

How to Speak to a Particular Item or During Non-Agenda Public Comment

When the Hearing Officer introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

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