

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **PRJ-1074172 Coast Walk Lots 2 & 17**

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.

When the Hearing Officer indicates 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

**Coast Walk Lots 2 & 17
Project No. PRJ-1074172**

Item #1

Hearing Officer

November 19, 2025

Project Scope

Location:	Lots 2 & 17 of Coast Walk Residential Single Unit (RS-1-7) Zone La Jolla Community Planning Area
Parcel Size:	0.45 acres
Approvals:	Coastal Development Permit Site Development Permit Mitigated Negative Declaration No. 1074172

Project Scope

- Demolition of a portion of an existing tennis court.
- Construction of a 2-story, 5,478-square-foot single dwelling unit.
- Construction of a 440-square-foot detached accessory dwelling unit.

Aerial Photograph



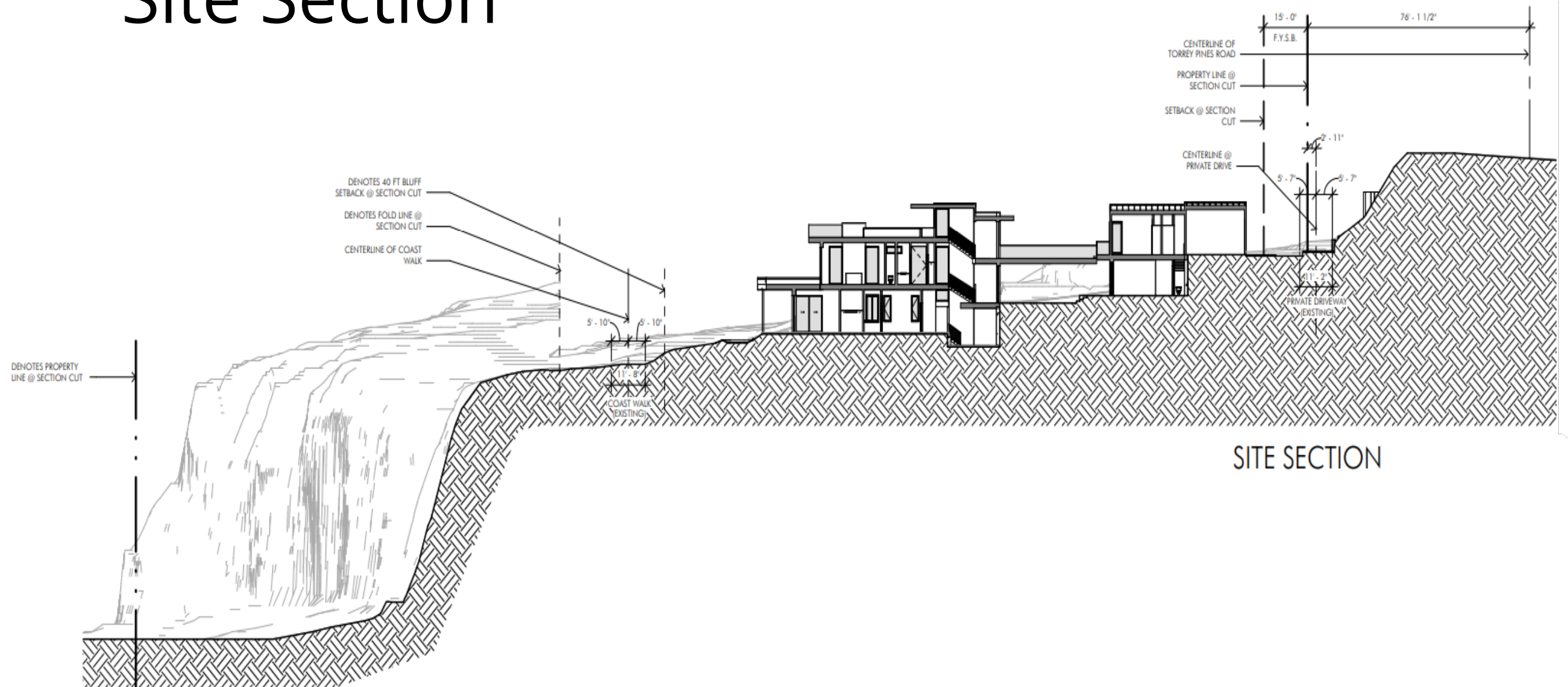
Wall Legend

- NEW CONSTRUCTION WALL
- VIEW CORRIDOR BASELINE

SITE AND VICINITY PLAN 1" = 20'-0"



Site Section



SITE SECTION

Environmental Impact

- The project site requires special considerations.
- Mitigated Negative Declaration No. 1074172/State Clearing House No. 2025080815 was finalized on September 26, 2025.
- A Mitigation Monitoring and Reporting Program will be implemented.

Community Planning Group

Date: December 7, 2023

CPG: La Jolla Community Planning Association

Recommendation: Approve: 12-0-1 with no conditions

Staff Recommendation

ADOPT

Mitigated Negative Declaration No. 1074172/SCH No. 2025080815
Mitigation, Monitoring, and Reporting Program

APPROVE

Coastal Development Permit No. 3183306
Site Development Permit No. 3183307

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