

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **PRJ-1067494: 7991 Prospect Place**

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

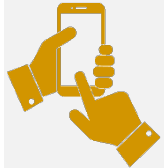
Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864

When prompted, input Webinar ID: **160 310 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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Development Services Department

7991 Prospect Place
PRJ-1067494

Item # 3

Hearing Officer

December 17, 2025

Address

7991 Prospect Place

Zone

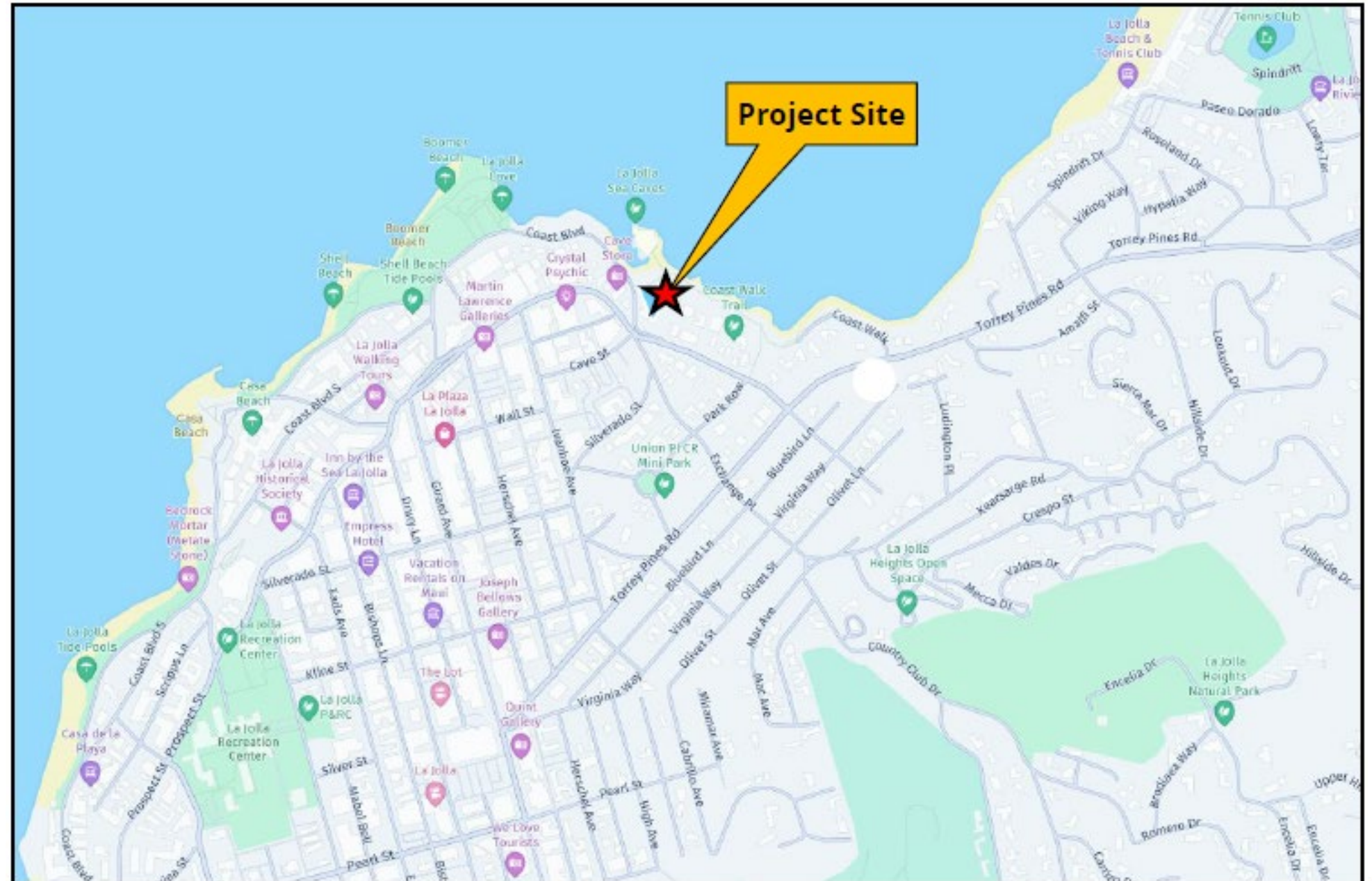
RS 1-7 Zone

Community Plan

La Jolla

Land Use

Low Density
Residential
(5 to 9 dwelling
units/acre)



Project Area:

0.13 acres

Adjacent Uses:

North
Residential

West
Residential

South
Prospect Place

East
Residential



Stop Work Order

- Issued during construction.
- Cited for unpermitted removal of historic resource.
- Requires CDP Amendment.

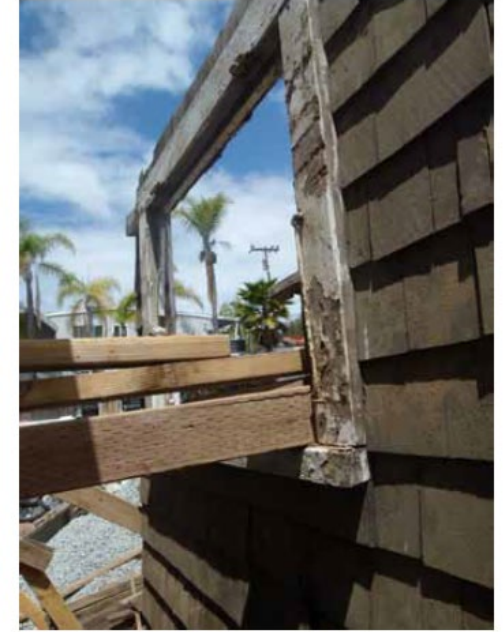


Required Approvals

- Process 3 Coastal Development Permit for removal of any building on site or any expansion over 10% of the existing floor area.
- Hearing Officer decision; appealable to the Planning Commission.
- Final City decision is appealable to the Coastal Commission.
- Site Development Permit is not required.

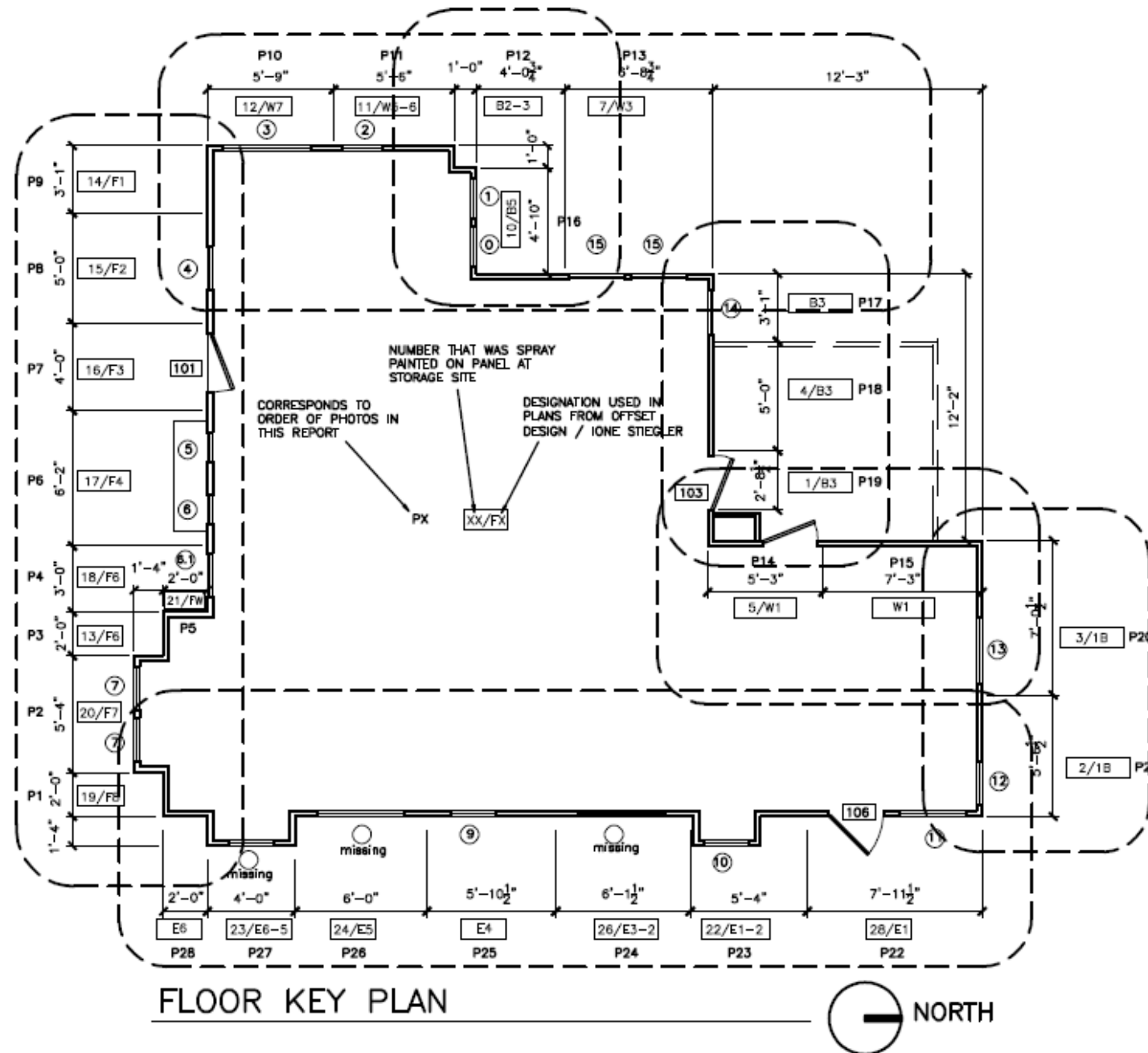
Report Findings

- Majority of exterior wall panels in good condition.
- Most original windows were accounted for and in good condition.
- In-kind replacement of some wood shingle siding will occur.

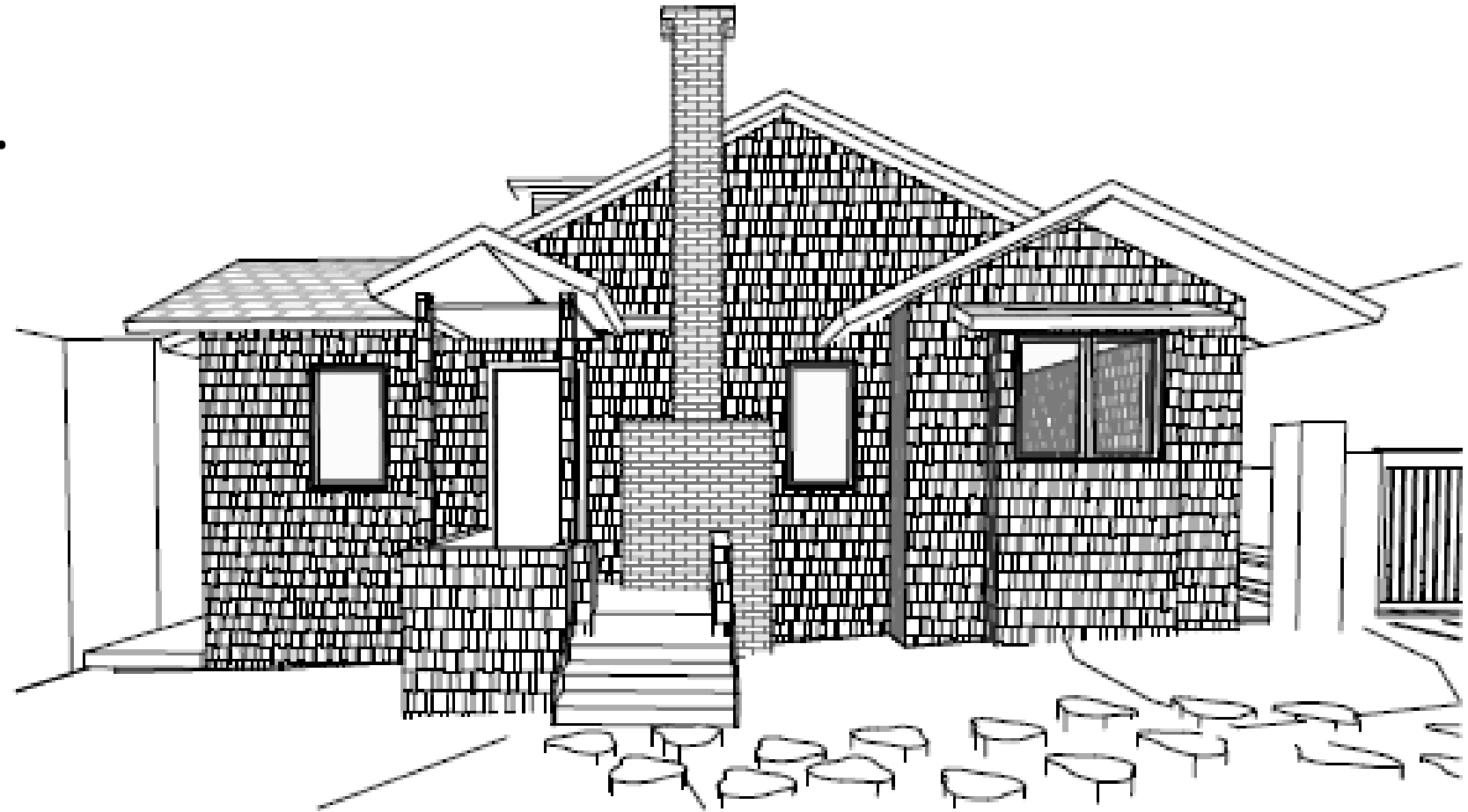


Plan Implementation

- Historic monitor to be present at site during construction.
- Report progress to City through monitoring reports.
- Outlines steps required to move historic resource to site.
- Includes drawings to be incorporated into the future ministerial permit submittal.



- Complies with City's Coastal Bluffs and Beaches Guidelines.
- Consistent with Community Plan's low-density residential designation.
- Permit addresses:
 - Storm water/runoff
 - Landscaping, maintenance
 - Geotechnical report for construction plans.



STEEL RESIDENCE

Environmental Determination

- Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Community Planning Group Recommendation

The applicant has elected to not present the project to the La Jolla Community Planning Association for a recommendation.

Staff Recommendation

- Approve Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872.

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