

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **(PRJ-0688248 Volen Residence, Site Development Permit)**

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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Development Services Department

Volen Residence Project No. 0688248

Item 2

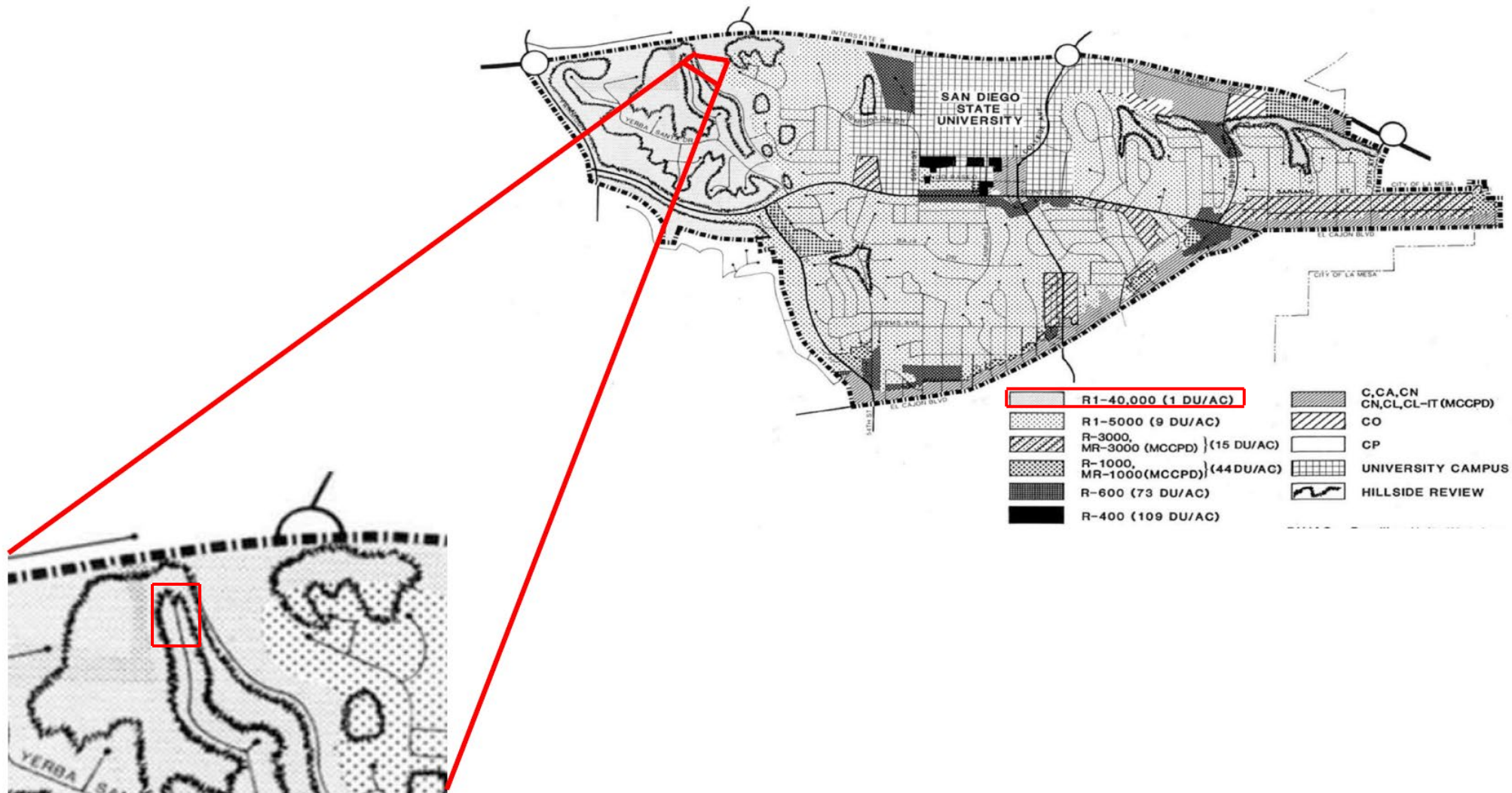
Hearing Officer

December 3, 2025

Project Scope

Scope:	Construction of a new 4,418-square-foot two-story house with a 577-square-foot detached garage and a 552-square-foot accessory dwelling unit above the garage
Location:	Toyon Road RS-1-1 (Residential Single) College Area Community Plan Area
Parcel Size:	0.67 acres
Approvals:	Process 3, Site Development Permit CEQA Exemption 15303

Community Plan Location



Aerial Photograph

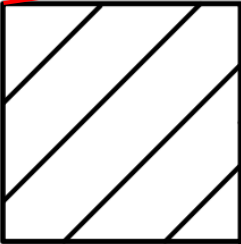
Project Site



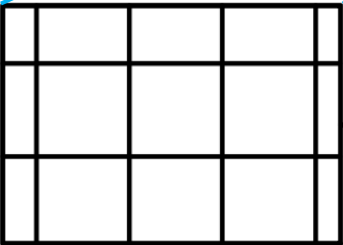
EXISTING COASTAL
SAGE SCRUB HABITAT



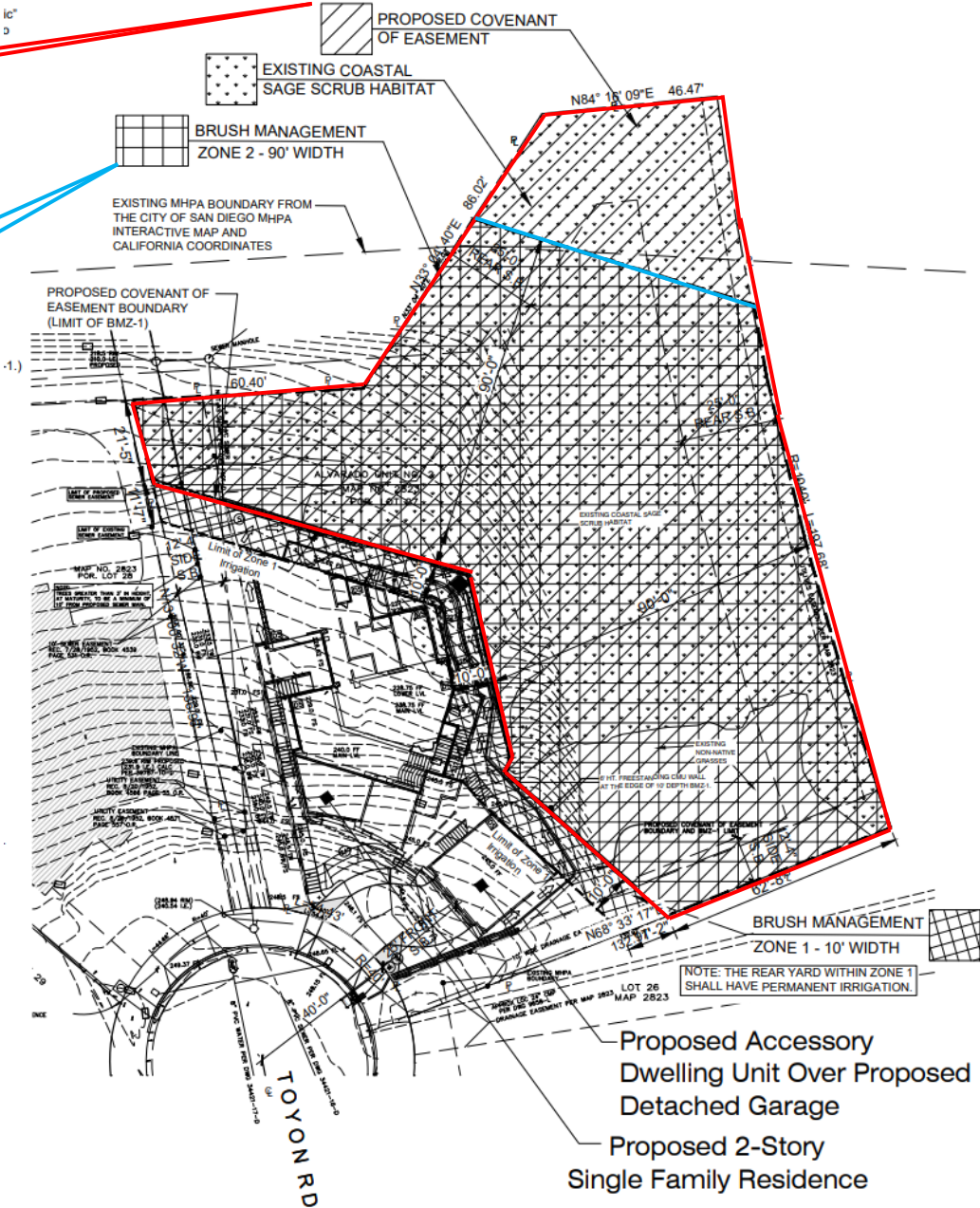
Site Plan



PROPOSED COVENANT
OF EASEMENT



BRUSH MANAGEMENT
ZONE 2 - 90' WIDTH





Community Planning Group

Date: January 12, 2022

College Area Planning Community Planning
Group

Approved 19-0-0



Staff Recommendation

APPROVE

Site Development Permit No. 2535511

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