



THE CITY OF SAN DIEGO

**JANUARY 28, 2026 at 9:00 A.M.
HEARING OFFICER AGENDA
HYBRID MEETING**

**Development Services Department
Edric Doringo Public Hearing Room
7650 Mission Valley Road, San Diego, CA 92108**

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249. The Hearing Officer will be in person, and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Hearing Officer meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comments via telephone, ZOOM, using the Hearing Officer [webform](#), or via U.S. Mail of written materials, as follows:

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1611914200>

To join by telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 161 191 4200**

GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND PARTICIPATE IN THE MEETING IS FOUND AT THE END OF THE AGENDA

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Antoinette Gibbs

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#) checking the appropriate box. All webform comments are limited to 500 words but may include attachments. Comments received after the start of the meeting but before Non-Agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under Announcements/Public Comment.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****AGENDA ITEMS****ITEM 1: 8081 CALLE DEL CIELO – PROJECT NO. PRJ-1104216**

Staff: John Norris

City Council District: 1

Plan Area: La Jolla

Coastal Development Permit and Site Development Permit to demolish an existing one-story 2,217 square foot single-dwelling unit and build a two-story single-dwelling unit over basement for a total of 12,929 square feet with 6 parking space at 8081 Calle Del Cielo within the in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Transit Priority Area, and Very High Fire Hazard Severity Zone within the La Jolla Community Plan area.

This project was determined to be categorically exempt to Sections 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

[Report No. HO-26-002.](#)

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM 2: 5646 CHELSEA AVENUE – PROJECT NO. PRJ-1079635

Staff: Christian Hoppe

City Council District: 1

Plan Area: La Jolla

Coastal Development Permit to demolish an existing single-dwelling unit and construct a new two-story single-dwelling unit with an attached Accessory

Dwelling Unit located at 5646 Chelsea Avenue, within the RS-1-7 (Residential--Single) zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), and a Transit Priority Area, within the La Jolla Community Plan.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development).

[Report No. HO-26-003.](#)

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM 3: 827 ROSECRANS STREET – PROJECT NO. PRJ-1132081

Staff: Robin MacCartee

City Council District: 2

Plan Area: Peninsula

Coastal Development Permit for modifications and additions to an existing 4,702 square foot single dwelling unit. The project proposes modifications that include the removal of a 450 square foot entry level garage, 382 square feet of which will be incorporated into the primary structure's entry level living space. A new 684 square foot attached Accessory Dwelling Unit (ADU) is proposed on the south side of the main structure. The ADU is included in the final 6,033 square feet of floor area. Additional modifications include the backfilling of the existing 841 square foot lower-level storage space that will be converted into crawlspace and no longer included in the overall Floor Area. Project additions include a new 852 square foot carport at the lower level, and a new 1,367 square foot addition to the main structure to create a new upper level. The finished project will be a 6,033 square foot, single dwelling unit located at 827 Rosecrans Street, also known as Assessor's Parcel Numbers (APN) 532-322-0700, and 0800. The 0.22-acre site is in the Residential Single-Unit (RS 1-7) Zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Zone, the Coastal Overlay Zone First Public Roadway, Transit Priority Area, the ALUCP Airport Influence Area (San Diego International Airport, NAS North Island - Review Area 2), and the FAA Part 77 Noticing Area within the Peninsula Community Plan.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development).

[Report No. HO-26-004.](#)

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM 4: 310 SAN FERNANDO STREET – PROJECT NO. PRJ-1127900

Staff: Sarah Hatinen
City Council District: 2
Plan Area: Peninsula

Coastal Development Permit to demolish an existing two-story 2,918 square-foot single-dwelling unit located at 310 San Fernando Street. The 0.69-acre site is in the RS-1-4 Base Zone and Coastal (Appealable) Overlay Zone within the Peninsula Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures).

[Report No. HO-26-005.](#)

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM 5: 722 NANTASKET COURT – PROJECT NO. PRJ-1130208

Staff: May Rollin
City Council District: 2
Plan Area: Mission Beach

Map Waiver located at 718–722 Nantasket Court proposes to convert the three residential dwelling units currently under construction (Project No. PRJ-1120100) to condominium ownership and to waive the requirement to underground existing overhead utilities. The 0.092-acre project site is located within the Mission Beach Planned District Residential – single dwelling (MBPD-R-S) Zone, the Coastal Overlay Zone (Coastal Commission Permit Jurisdiction), Coastal Height Limit Overlay Zone, Transit Priority Area, High Paleontological Sensitivity Area, Geologic Hazard (52) Category within the Mission Beach Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations to Land Use Limitations) and Section 15332 (In-Fill Development).

[Report No. HO-26-006.](#)

DEPARTMENT RECOMMENDATION:

Approve the project.

ADJOURNMENT

HOW TO PARTICIPATE IN HEARING OFFICER HEARINGS

TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to City staff.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment: When the Hearing Officer introduces the item (or indicates it is time for Non-Agenda Public Comment), 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 raised your hand. You may only speak once on a particular item. When the Hearing Officer indicates it is your turn to speak, unmute your phone by tapping the unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. *Those participating virtually may NOT cede time to others participating in person or virtually.*

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#), indicating the comment type and item number (if relevant). Comments must be the business day prior for it to be distributed to Hearing Officer. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item. Please go to the Hearing Officer [website](#) for further instructions.

Written Materials: Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Hearing Officer at 7650 Mission Valley Road, MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior for it to be distributed to the Hearing Officer.

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Hearing Officer meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the Development Services Department Building, 7650 Mission Valley Road, 1st Floor, San Diego, CA 92108. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Hearing Officer meeting, the documents will be available just outside the Edric Doringo Hearing Room on the 1st floor of the Mission Valley Development Services Department Building in a binder labeled “Hearing Officer Binder”. Late arriving materials received during the Hearing Officer meeting are available for review by verbally requesting the materials from Legislative staff.

HOW TO WATCH THE MEETING:

The public may view the meetings on their scheduled time-on the [City of San Diego Public Hearings](#) YouTube channel or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION:

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing hearing_officer@sanidiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks: Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see [California Environmental Quality Act \(CEQA\) Notices and Documents](https://www.sandiego.gov/ceqa) at: <https://www.sandiego.gov/ceqa>.

Consent Agenda: The Hearing Officer may vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to the Hearing Officer, and which Staff may modify prior to the vote by informing the Hearing Officer verbally or in writing.

The Consent Agenda may be voted on quickly, if you wish to be heard, please submit your [webform](#), the business day prior for it to be distributed to Hearing Officer. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.