

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-1132081 – 827 ROSECRANS 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: **161 191 4200**

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

827 Rosecrans Street
Project No. 1132081

Item # 3
Hearing Officer
January 28, 2026

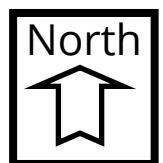
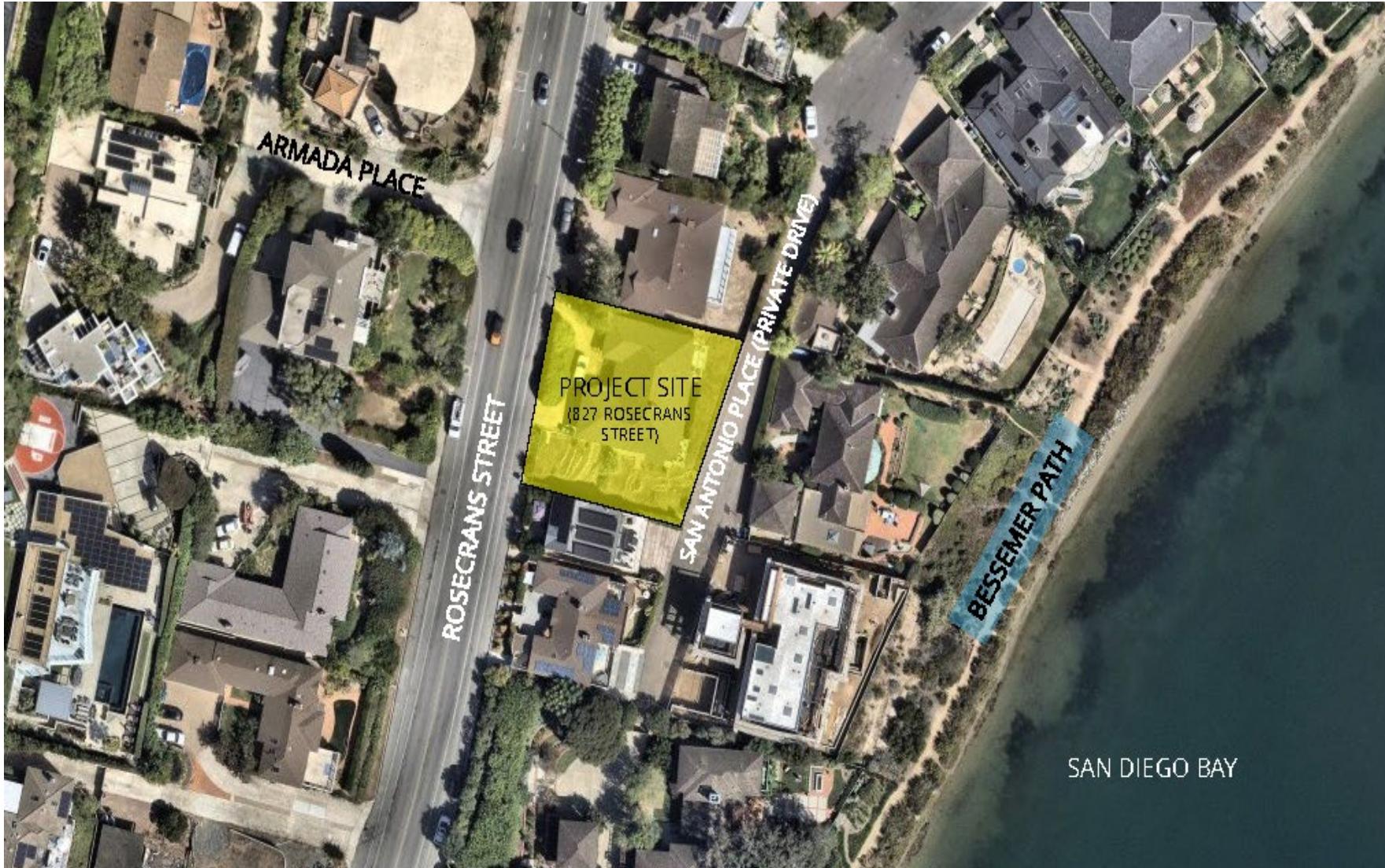
Project Scope

Location:	827 Rosecrans Street, Peninsula Community Plan, Residential Single-Unit (RS) 1-7 Zone
Parcel Size:	0.34 acre
Approvals:	Process Level Three Coastal Development Permit CEQA Exempt

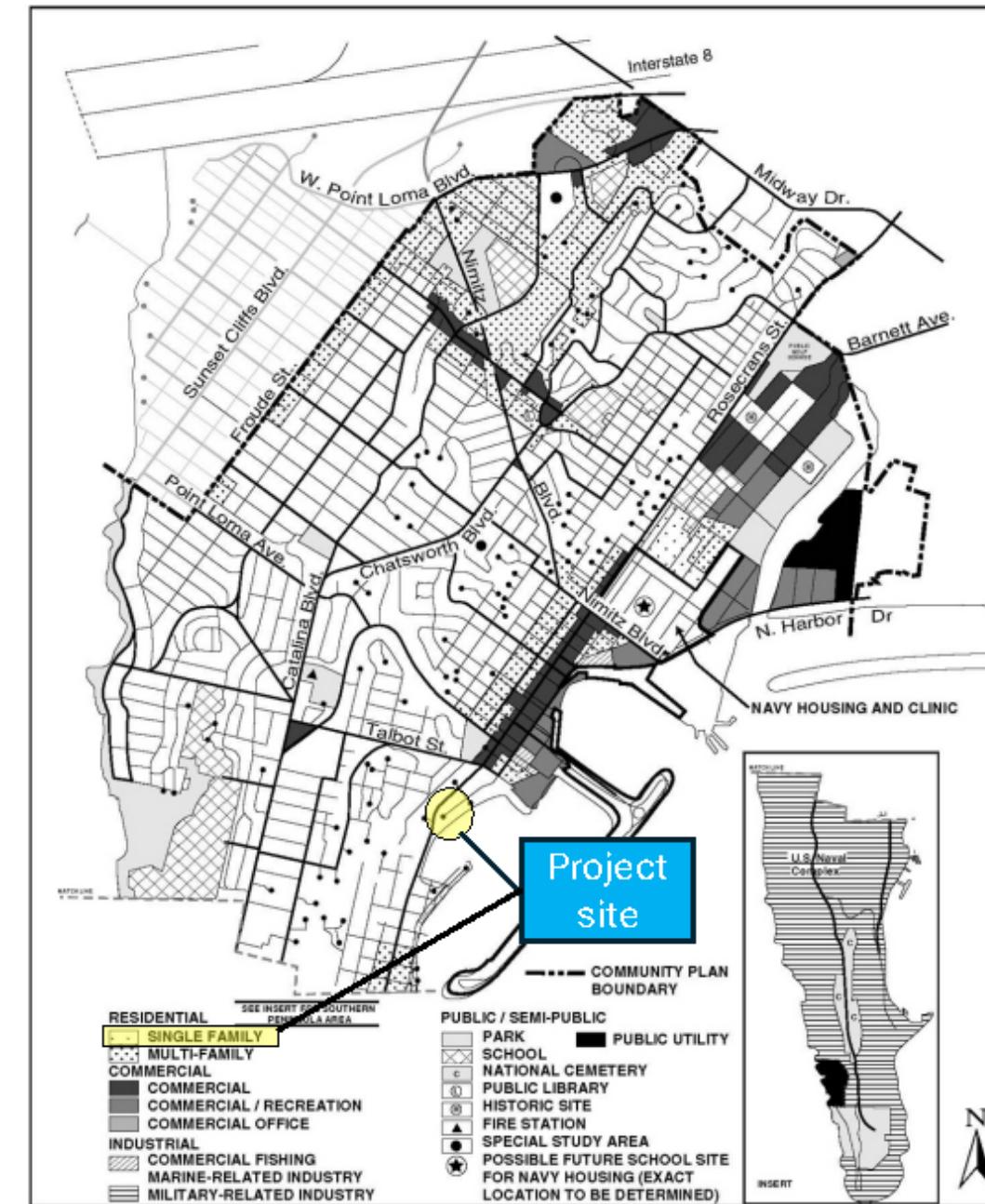
Project Scope

- Modifications and additions to existing 4,702 square foot single dwelling unit to create new 6,033 square foot, single dwelling unit.
- Project Scope includes:
 - Removal of 450 square foot entry level garage
 - New 684 square foot attached Accessory Dwelling Unit (ADU)
 - New 852 square foot carport at the lower level
 - New 1,367 square foot addition to create a new upper level.

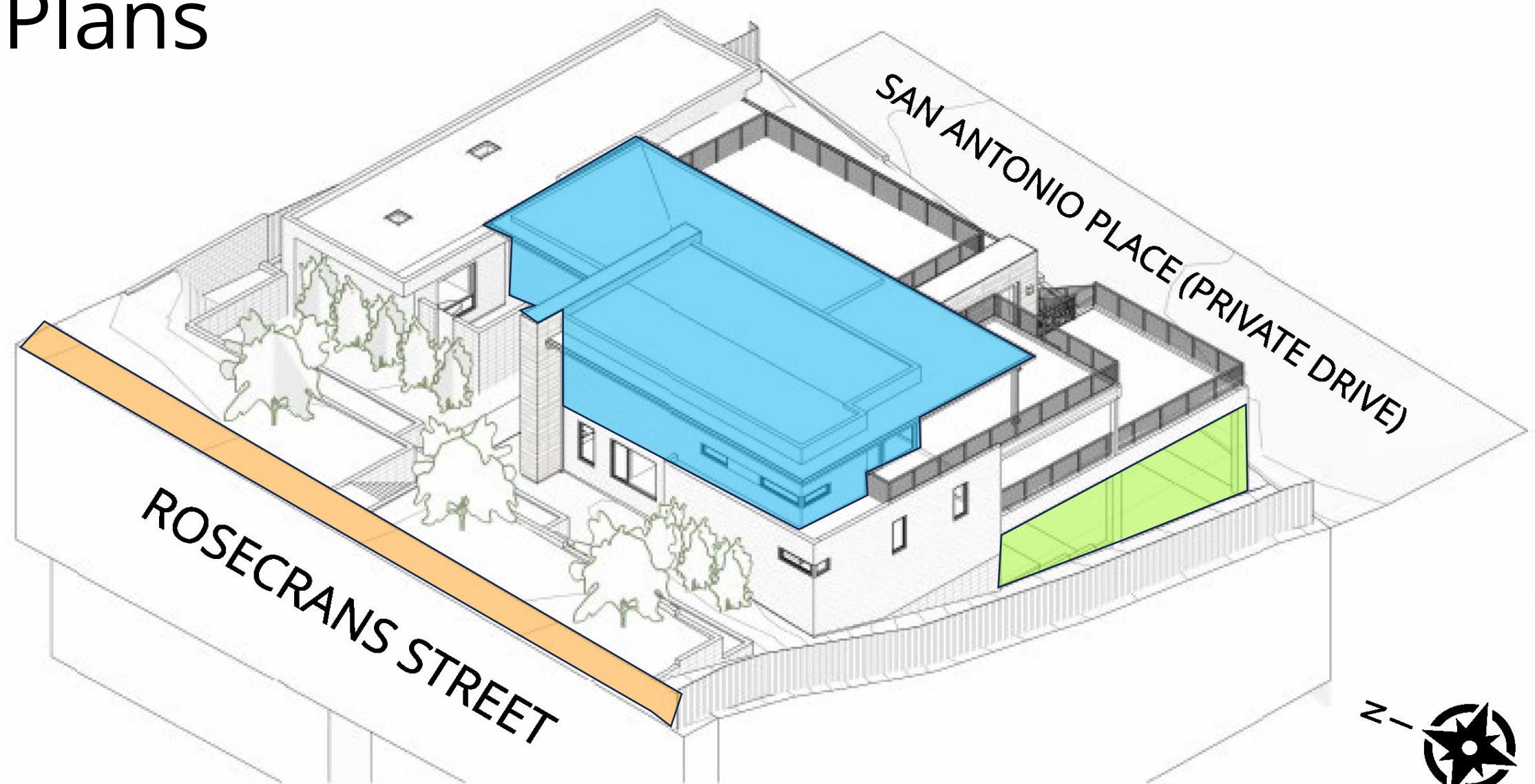
Aerial Photograph



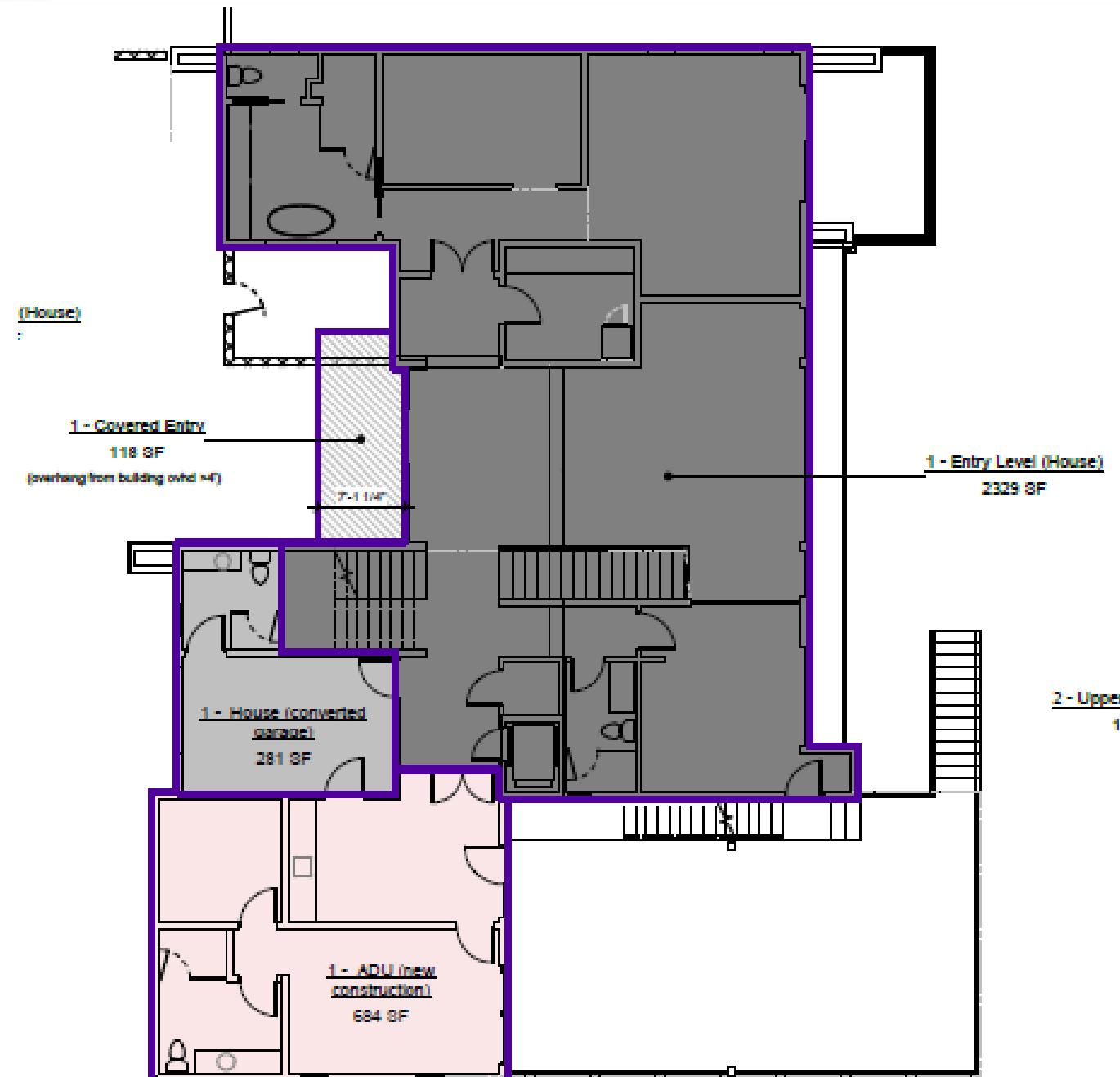
Land Use Plan



Site Plans



Floor Plan





Community Planning Group

Date: September 18, 2025

Peninsula Community Planning Board

Approve: 6-2-2 the Coastal Development Permit



Staff Recommendation

APPROVE:

Coastal Development Permit No. PMT-3343165

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