

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1086121: 808 Dover Court

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

Telephone: (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

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Development Services Department

808 DOVER COURT

Multi-Dwelling Unit Development
Project No. PRJ-1086121

Item #2

Hearing Officer

May 6, 2026

Project Location

ADDRESS:	808 Dover Court
COMMUNITY PLAN:	Mission Beach Community Planning Area
COUNCIL DISTRICT:	2
ZONE:	MBPD-R-S Zone Coastal Overlay Zone (Appealable) Coastal Height Limit Overlay Zone Coastal First Public Roadway Area of Future Sea Level Rise
PARCEL SIZE:	0.055-acre

Project Scope

SCOPE: Construct additions to an Existing Single Dwelling Unit to convert into a Duplex

❖ **REMODEL OF EXISTING UNIT**

- ✓ 1st Floor - Addition to the living room and bedroom
- ✓ 2nd Floor - Addition of Master Bedroom, Bathroom, and Terrace

❖ **ADDITION OF NEW UNIT**

- ✓ 1st Floor – New Attached Two Car Garage
- ✓ 2nd Floor – New 2-Bedroom /1 Bath Unit
- ✓ 3rd Floor – New Terrace with Jacuzzi and Fitness Room

❖ **CIVIL PENALTY NOTICE**

- ⊘ Demolish existing garage and unpermitted studio unit above the garage.
- ⊘ Remove non-compliant spiral staircase, mechanical unit, and fencing.

Project Approvals

APPROVALS:**Coastal Development Permit**

Process 3

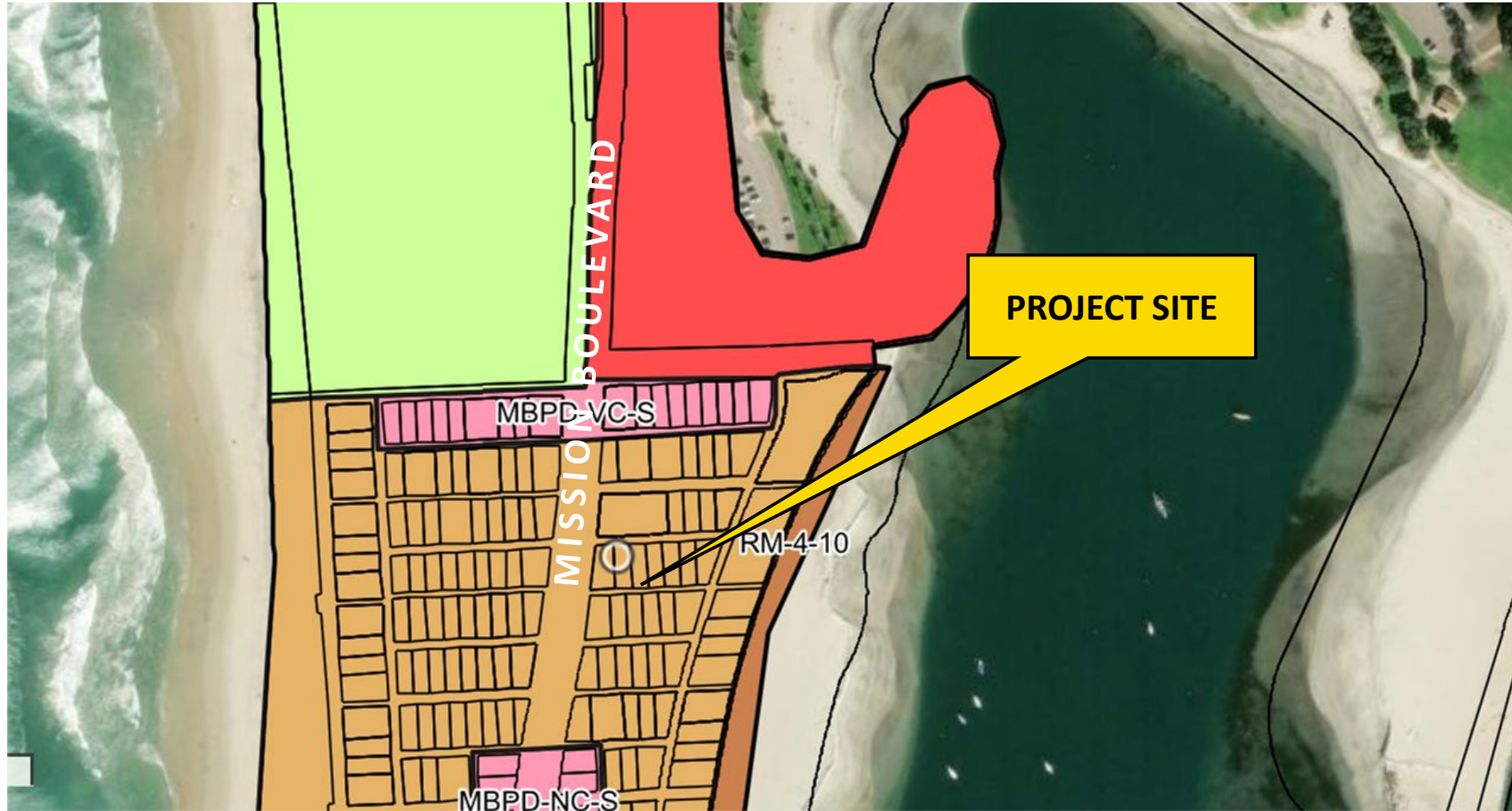
CEQA DETERMINATION:**Exempt – December 15, 2025**

- ❖ Section 15302 (Replacement or Reconstruction)
- ❖ Section 15303 (New Construction or Conversion of Small Structure)
- ❖ Section 15332 (In-Fill Development Projects)

Project Location Aerial View



Project Zoning



Legend

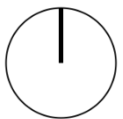
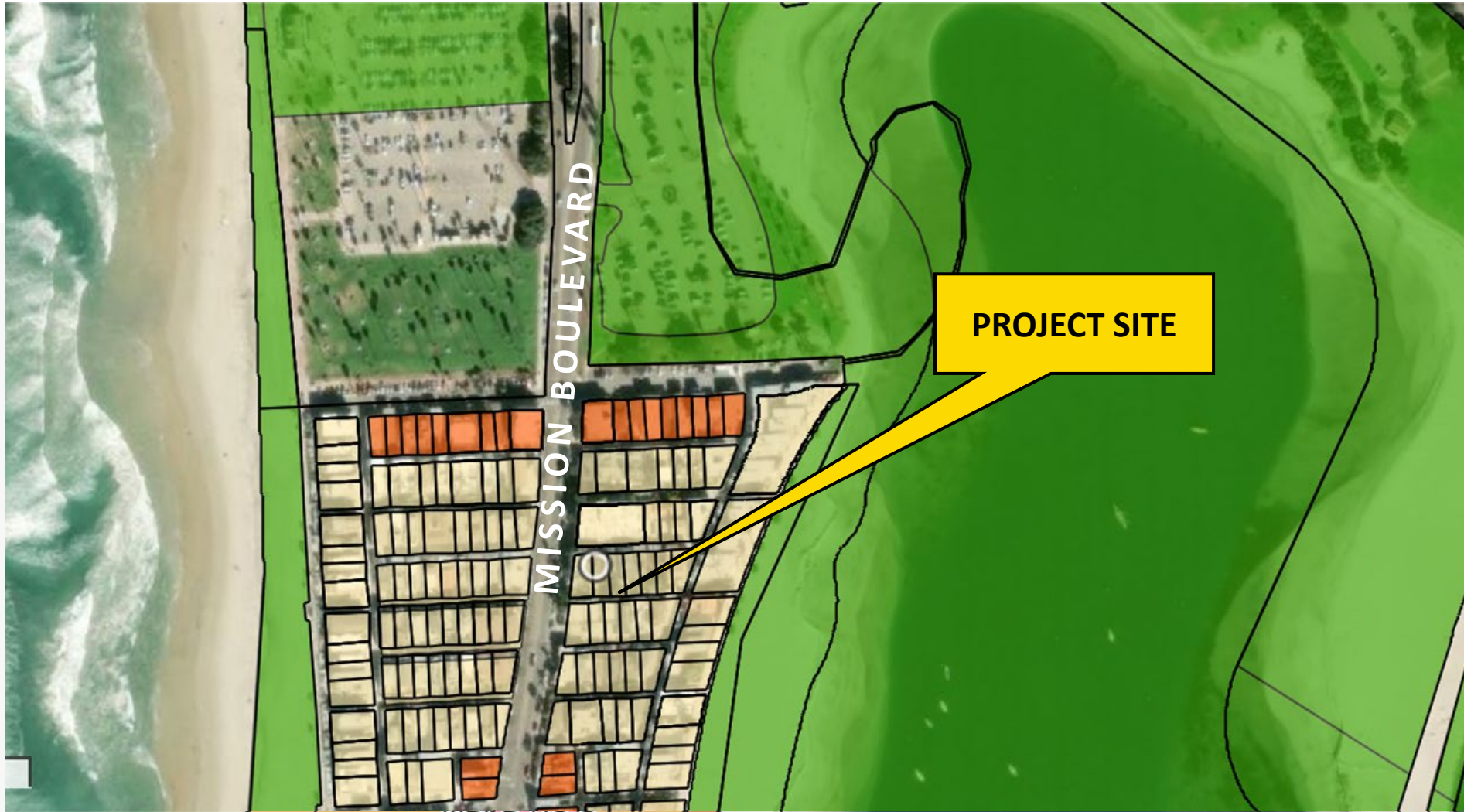
- MBPD-NC-N
- MBPD-NC-S
- MBPD-R-N
- MBPD-R-S**
- MBPD-VC-N
- MBPD-VC-S
- MPD-MARINA



Project Land Use

Community Plan Land Use Designation

-  Residential
-  Commercial Employment, Retail, & Services
-  Multiple Use
-  Industrial Employment
-  Institutional & Public and Semi-Public Facilities
-  Park, Open Space, & Recreation
-  Agriculture
-  Military Use



Sea Level Rise @ 5-feet



Aerial Photograph

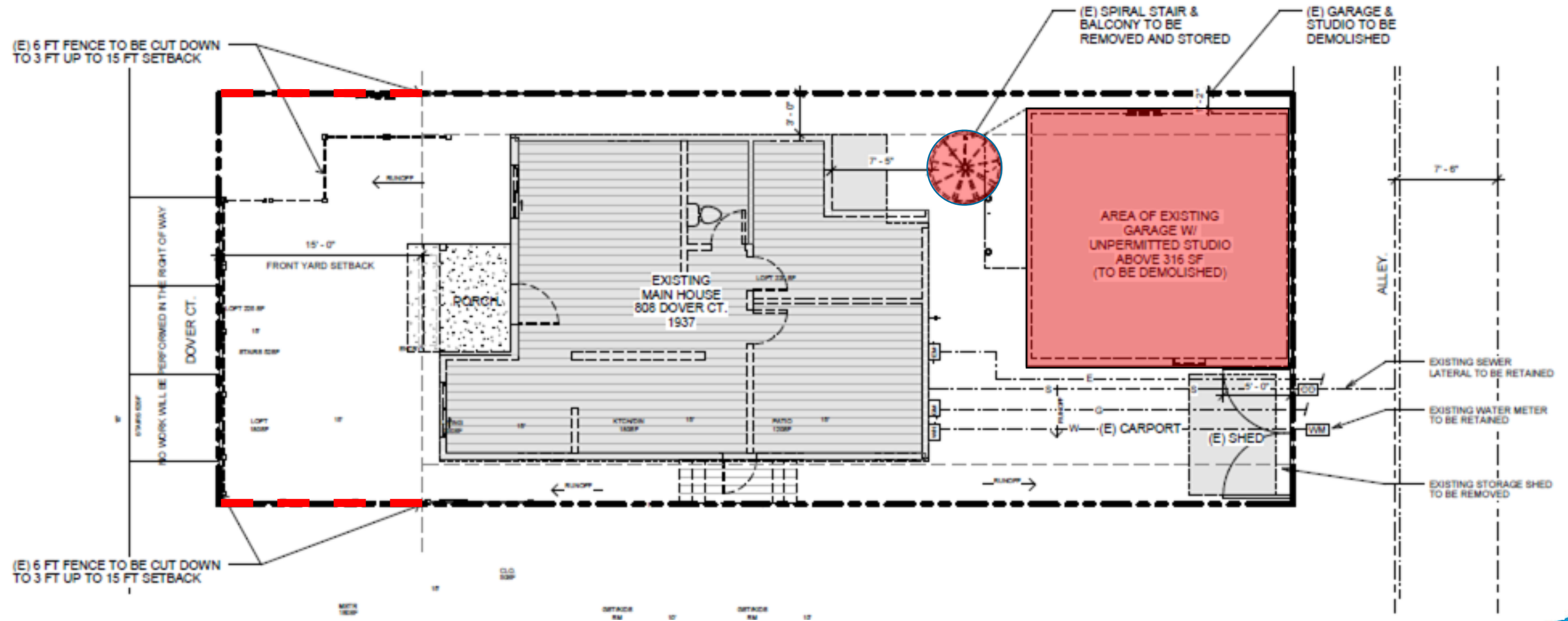


Historical Determination

CONSTRUCTED:	1937
DETERMINATION:	Not Historically Significant
DATE:	May 18, 2022

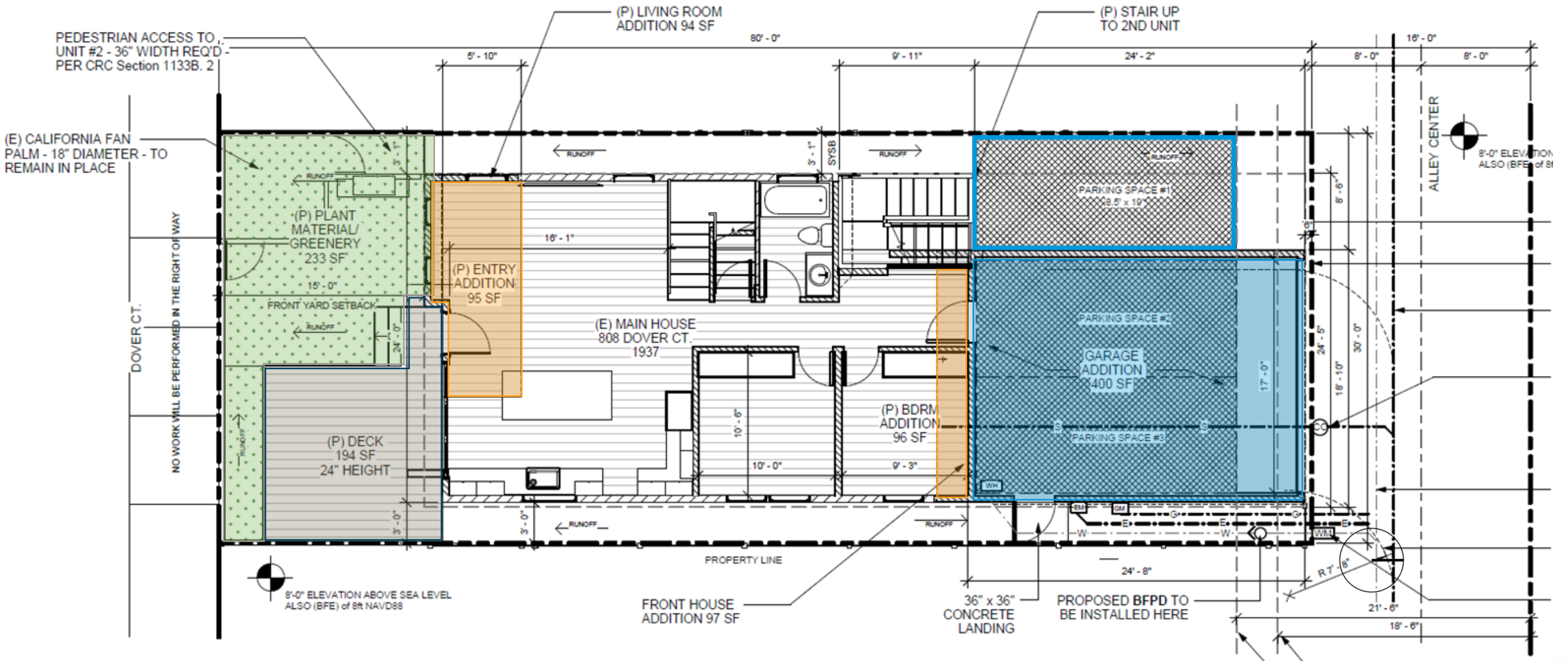


Site Plan (Existing)



Site Plan (Proposed)

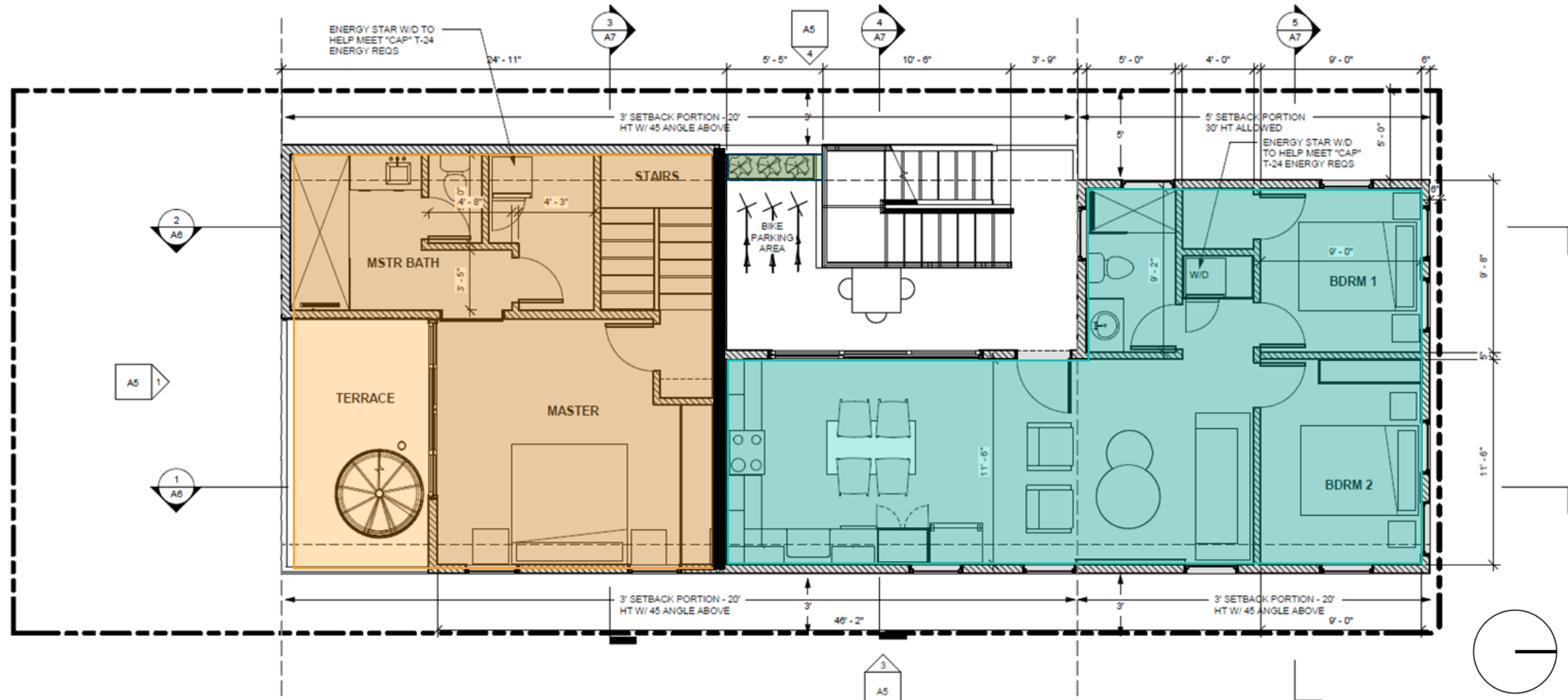
LANDSCAPE
 UNIT 1
 GARAGE



Site Plan (2nd Level)

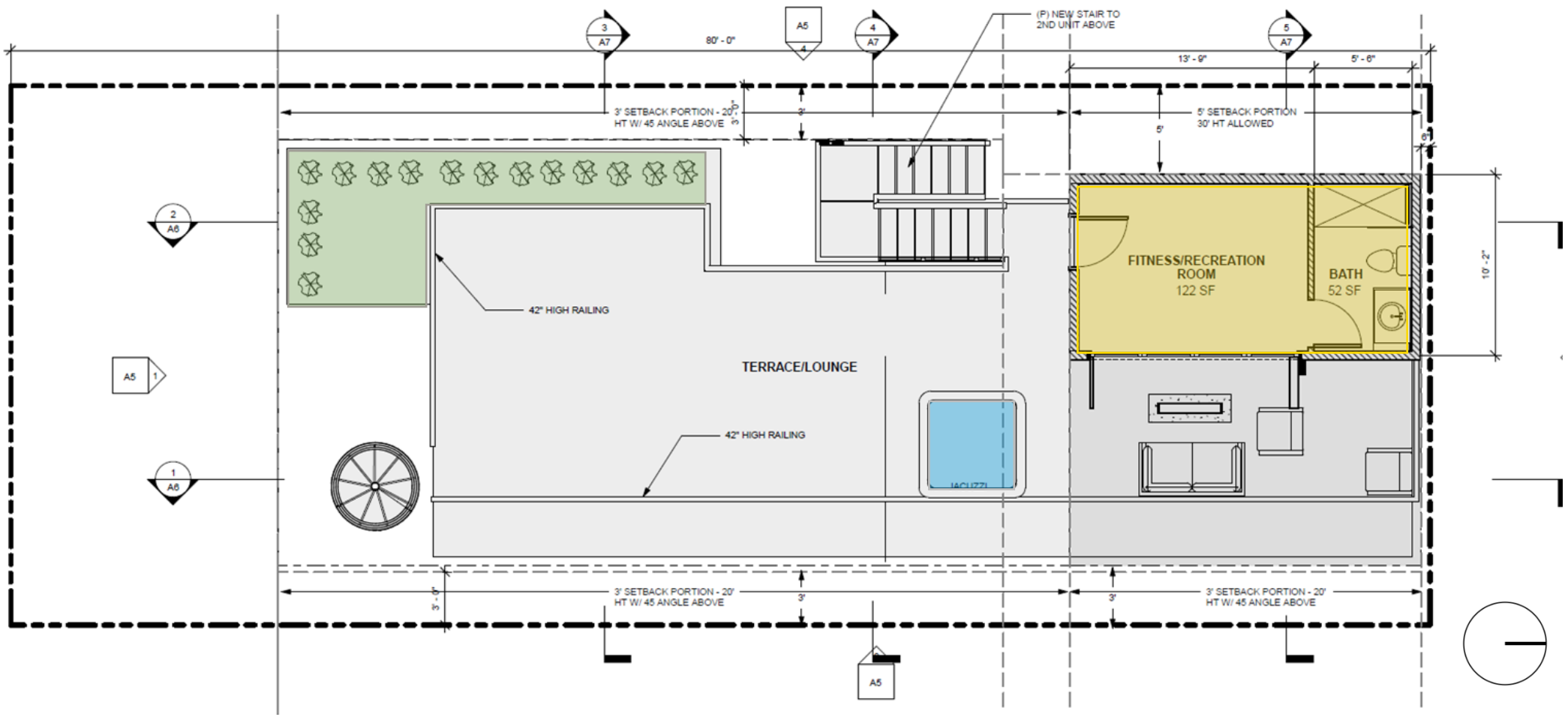
LANDSCAPE
 UNIT 1
 GARAGE

UNIT 2







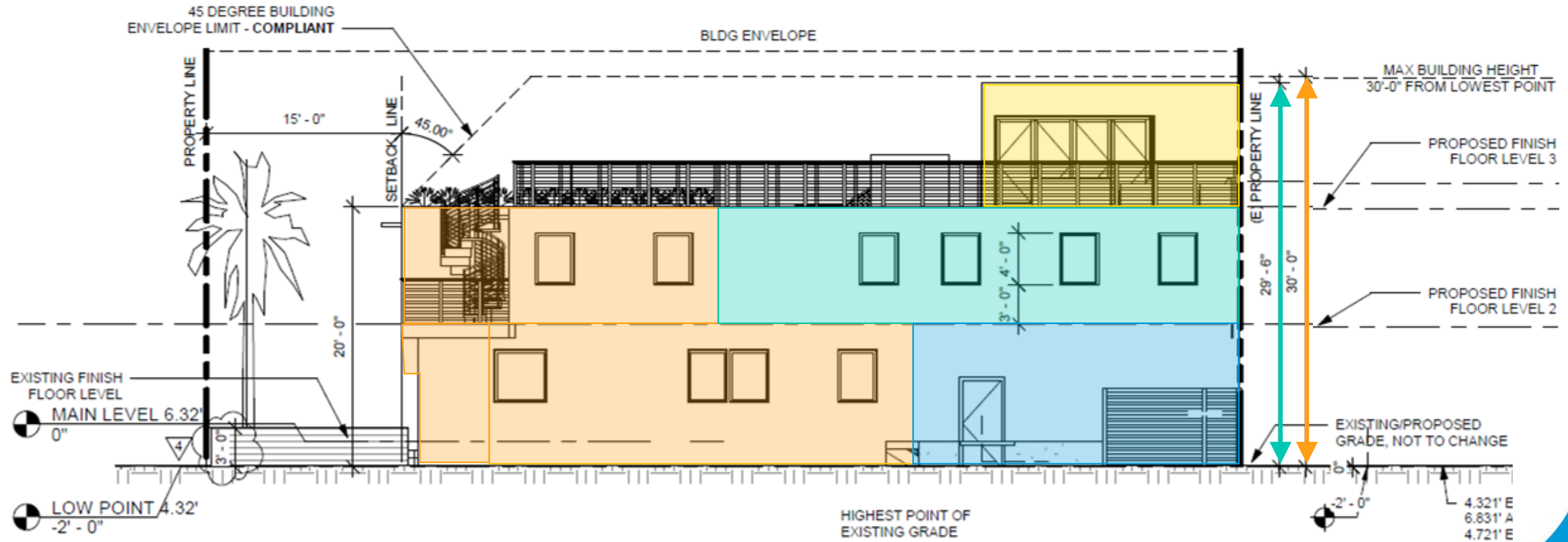
Site Plan (3rd Level)

	LANDSCAPE		UNIT 1		GARAGE
			UNIT 2		FITNESS ROOM







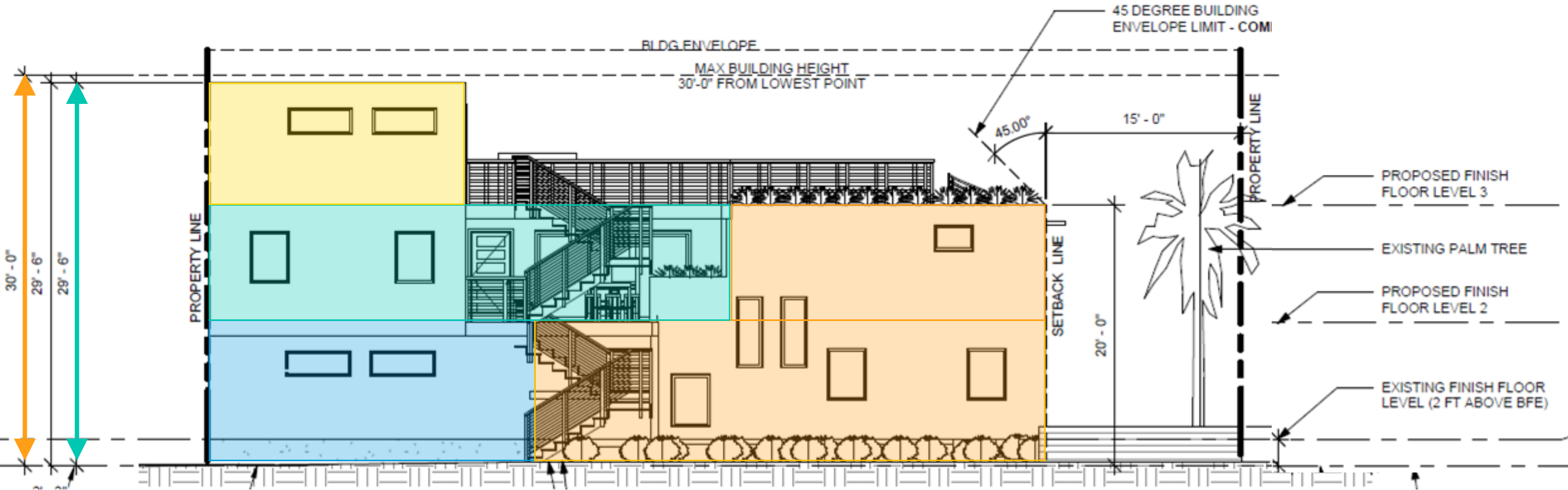
Elevation - East

	UNIT 1		GARAGE
	UNIT 2		FITNESS ROOM







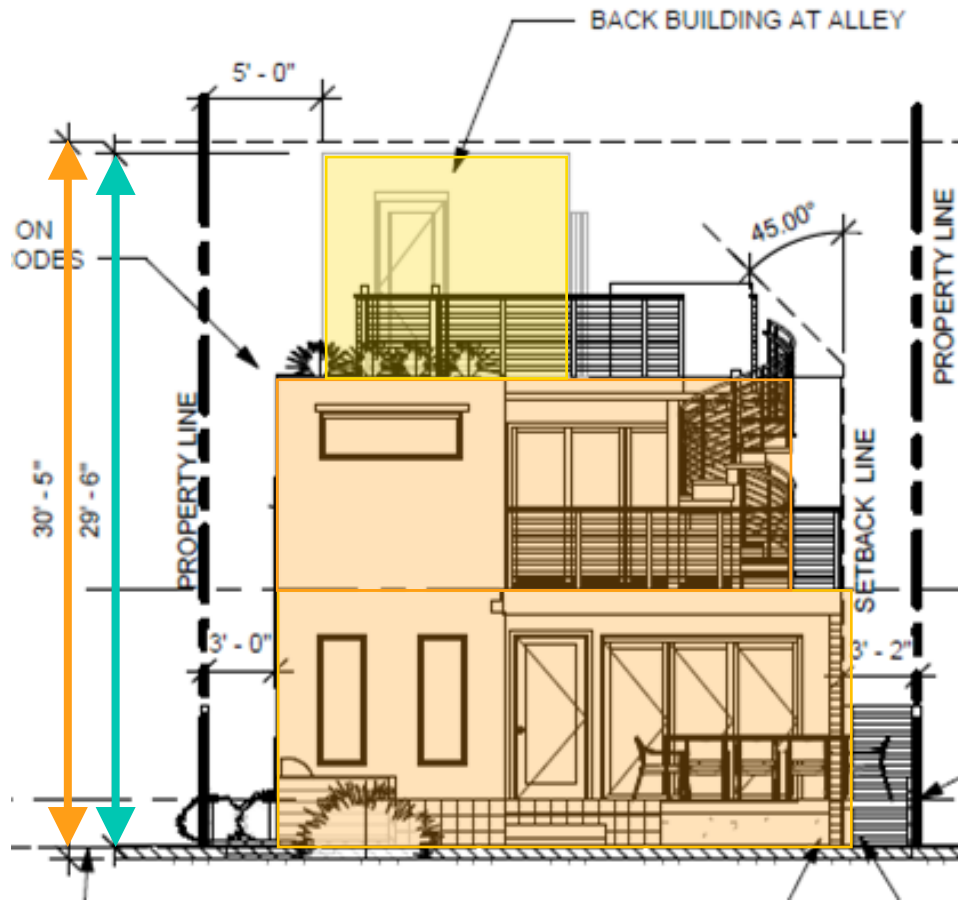
Elevation - West

	UNIT 1		GARAGE
	UNIT 2		FITNESS ROOM

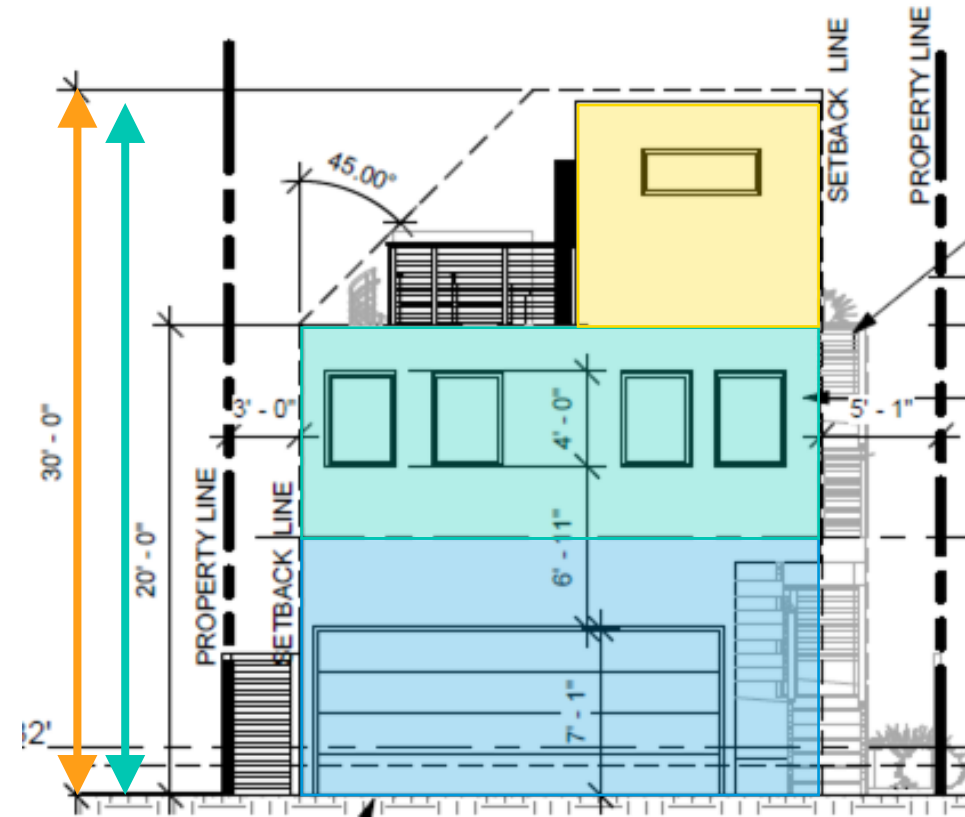


Elevation – South and North

	UNIT 1		GARAGE
	UNIT 2		FITNESS ROOM



SOUTH



NORTH

Mission Beach Planning Group

DATE: September 16, 2025

VOTE: 8-0-0: Recommendation to Approve

- 17-foot-wide garage door opening

Staff Recommendation

RECOMMENDATION: **APPROVE**
Coastal Development Permit No. PMT-3221093

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