

# San Diego Hearing Officer Meeting

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR**  
**PRJ-1111697: 991 Scott 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.

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# Development Services Department

991 Scott Street  
Project No. PRJ-1111697

Item # 4

Hearing Officer

May 6, 2026

# Project Scope

- Scope:** Coastal Development Permit for:
- Remodel of an existing 4,005-square-foot (sf) two-story single-dwelling unit with a detached garage;
  - Addition of a 798-sf third-floor accessory dwelling unit (ADU);
  - Associated site improvements.
- Location:** 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, Peninsula Community Plan and Local Coastal Program Land Use Plan
- Parcel Size:** 0.12 acres

# Required Approval

Process Three – Hearing Officer

- Coastal Development Permit PMT-3290032

# Environmental Determination

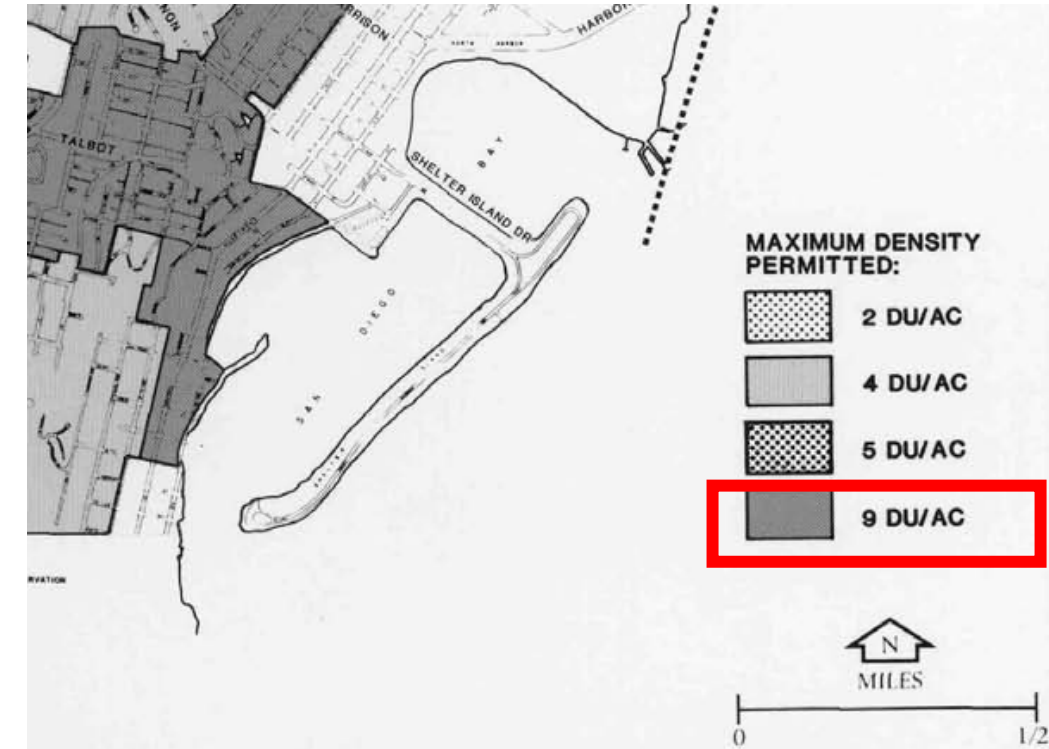
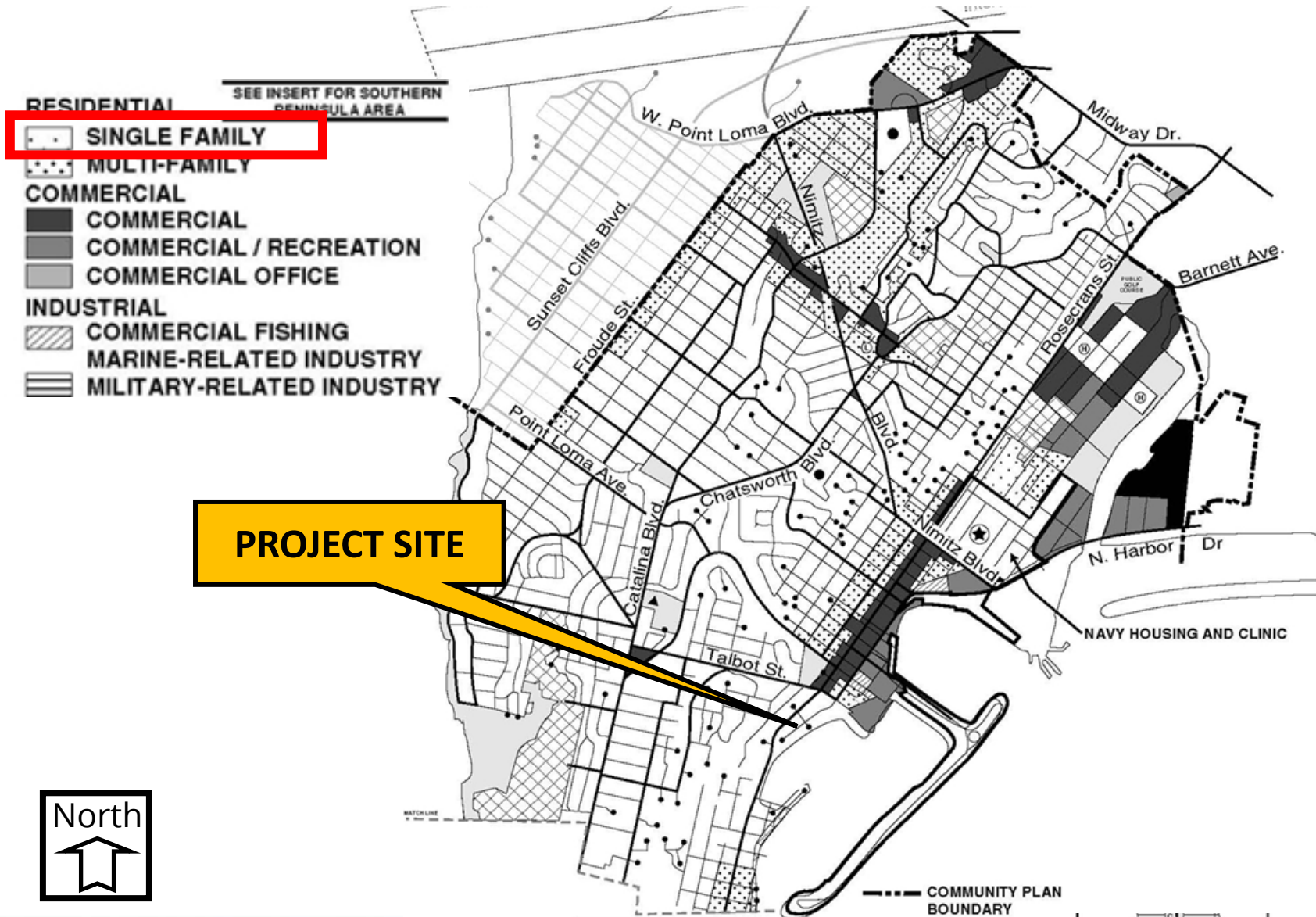
California Environmental Quality Act (CEQA) Exemption pursuant to CEQA Guidelines Sections:

- 15301(e) (Existing Facilities)
- 15303 (New Construction or Conversion of Small Structures)

# Aerial Photograph



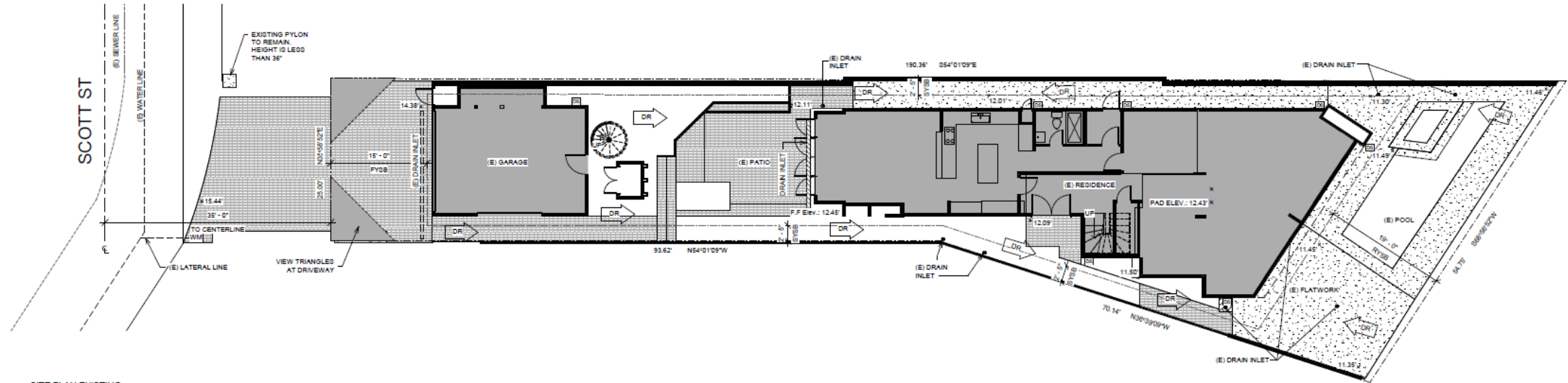
# Community Land Use Map



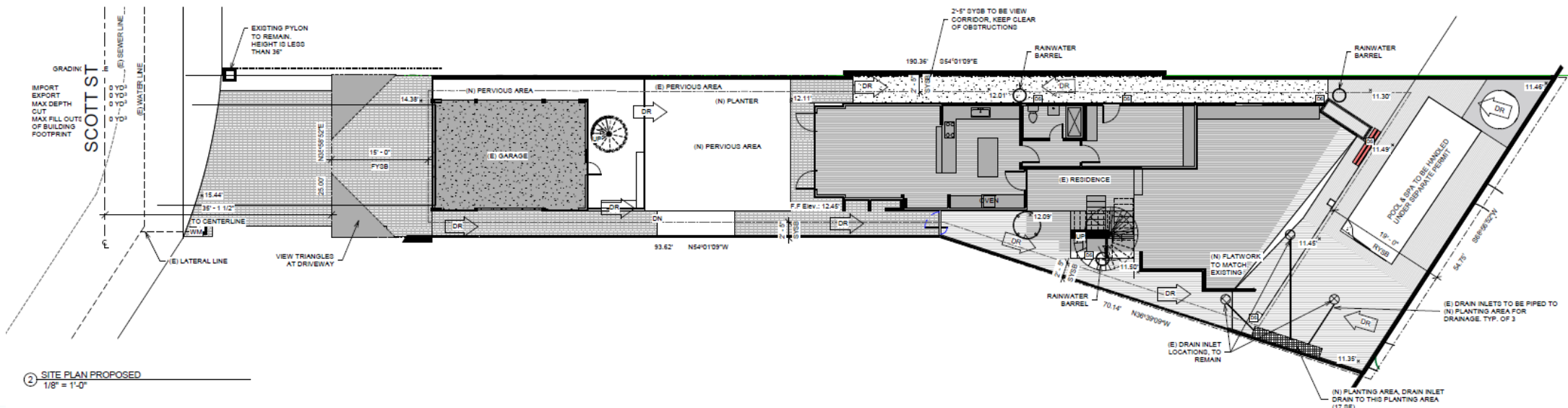
PORTION OF FIGURE 7 – SINGLE-FAMILY RESIDENTIAL DESIGNATIONS



# Site Plan



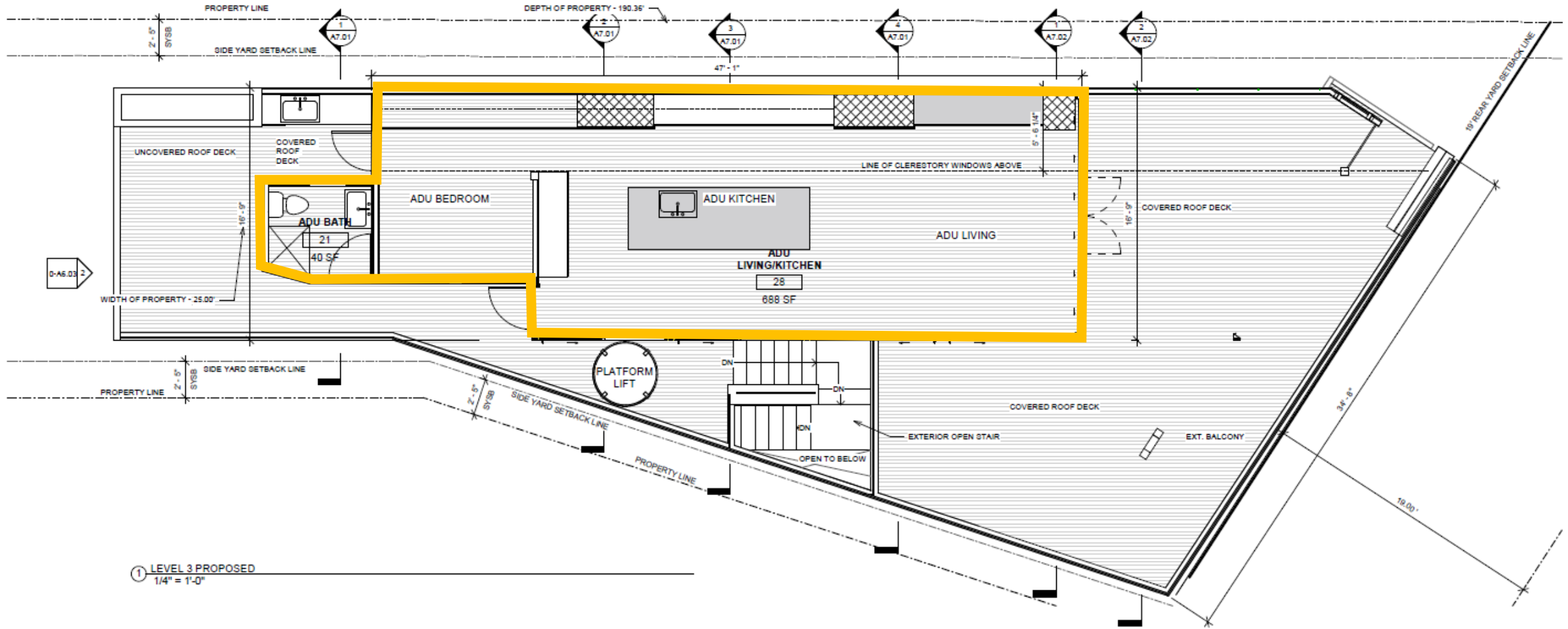
1 SITE PLAN EXISTING  
1/8" = 1'-0"



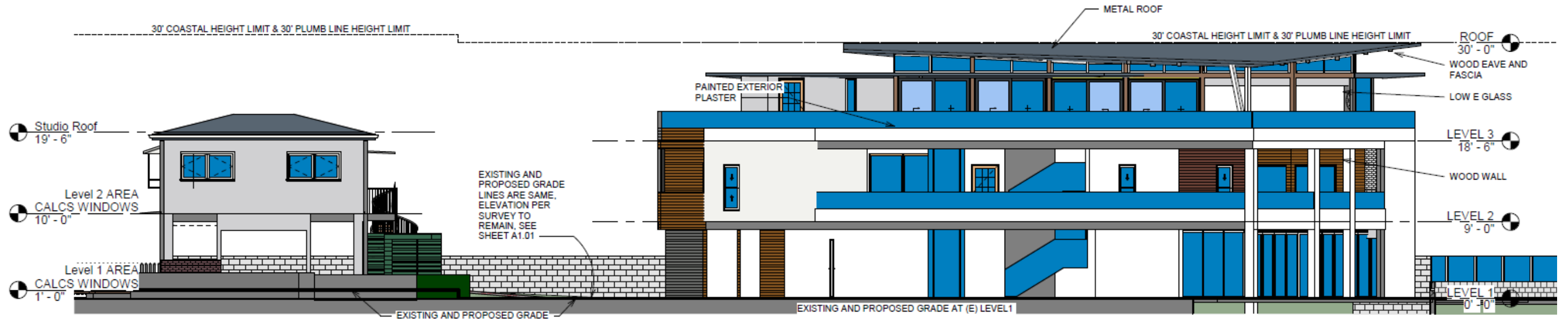
2 SITE PLAN PROPOSED  
1/8" = 1'-0"



# Proposed Third Floor - ADU



# Rendering – South View



④ SOUTH PROPOSED  
1/8" = 1'-0"

# Peninsula Community Planning Group (CPG)

- On July 18, 2024, the Peninsula CPG voted 9-0-0 to **recommend approval** with no conditions



# City Staff Recommendation

**APPROVE** Coastal Development Permit No. PMT-3290032

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