

San Diego Hearing Officer Meeting

0 BENTON PLACE (APN: 440-110-1600)- PRJ-1113452

PHONE-IN TESTIMONY INFORMATION

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

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Development Services Department

0 BENTON PLACE (APN: 440-110-1600)
Project No. PRJ-1113452

Item # 1

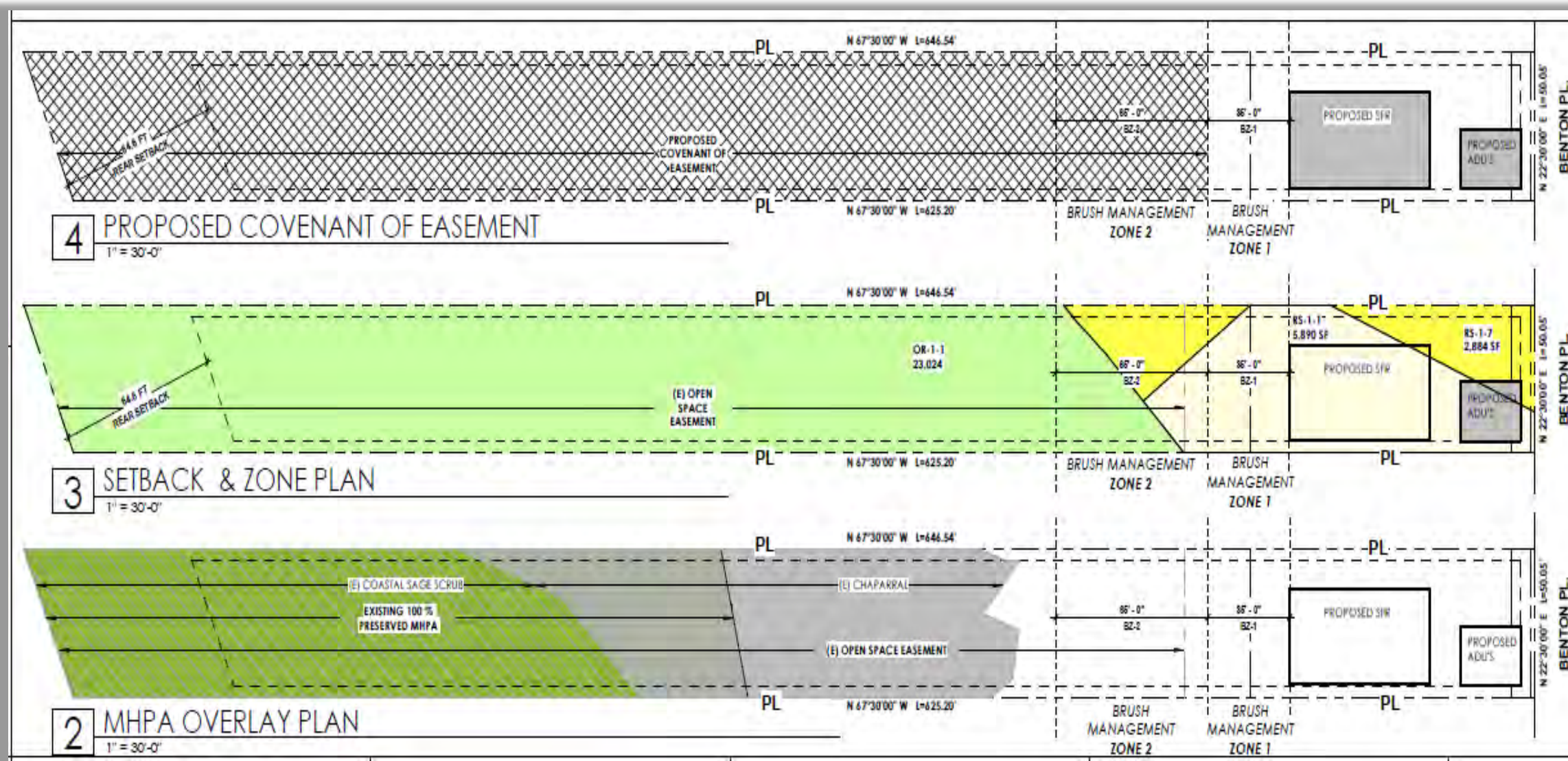
Hearing Officer

September 9, 2026

Location:	0 Benton Place (APN: 440-110-1600) • Zones: RS-1-1, RS-1-7, OR-1-1 • Community Plan: Mid-City Communities Plan: Normal Heights
Parcel Size:	0.73 acres
Approvals:	Process Three: • Site Development Permit • Easement Vacation
Environmental Determination:	Exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures)

- Vacate an existing 6-foot-wide public sewer easement
- Construct:
 - 1,680-square-foot one-story dwelling unit
 - Two-story building with two 600-square-foot Accessory Dwelling Units
- Brush Management Program
- Covenant of Easement
 - sensitive biological resources
 - steep hillsides

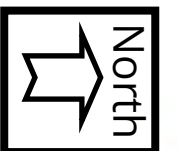
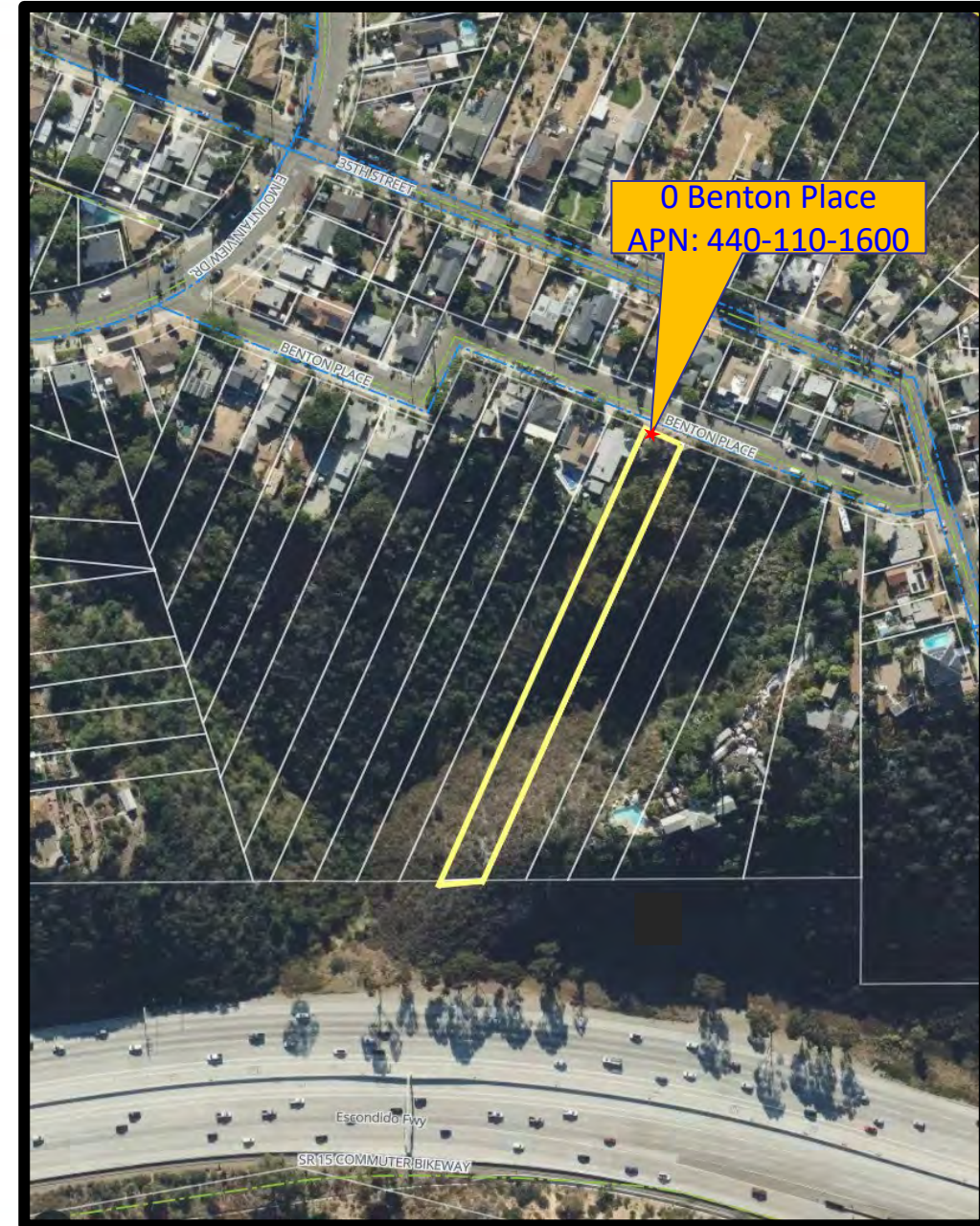
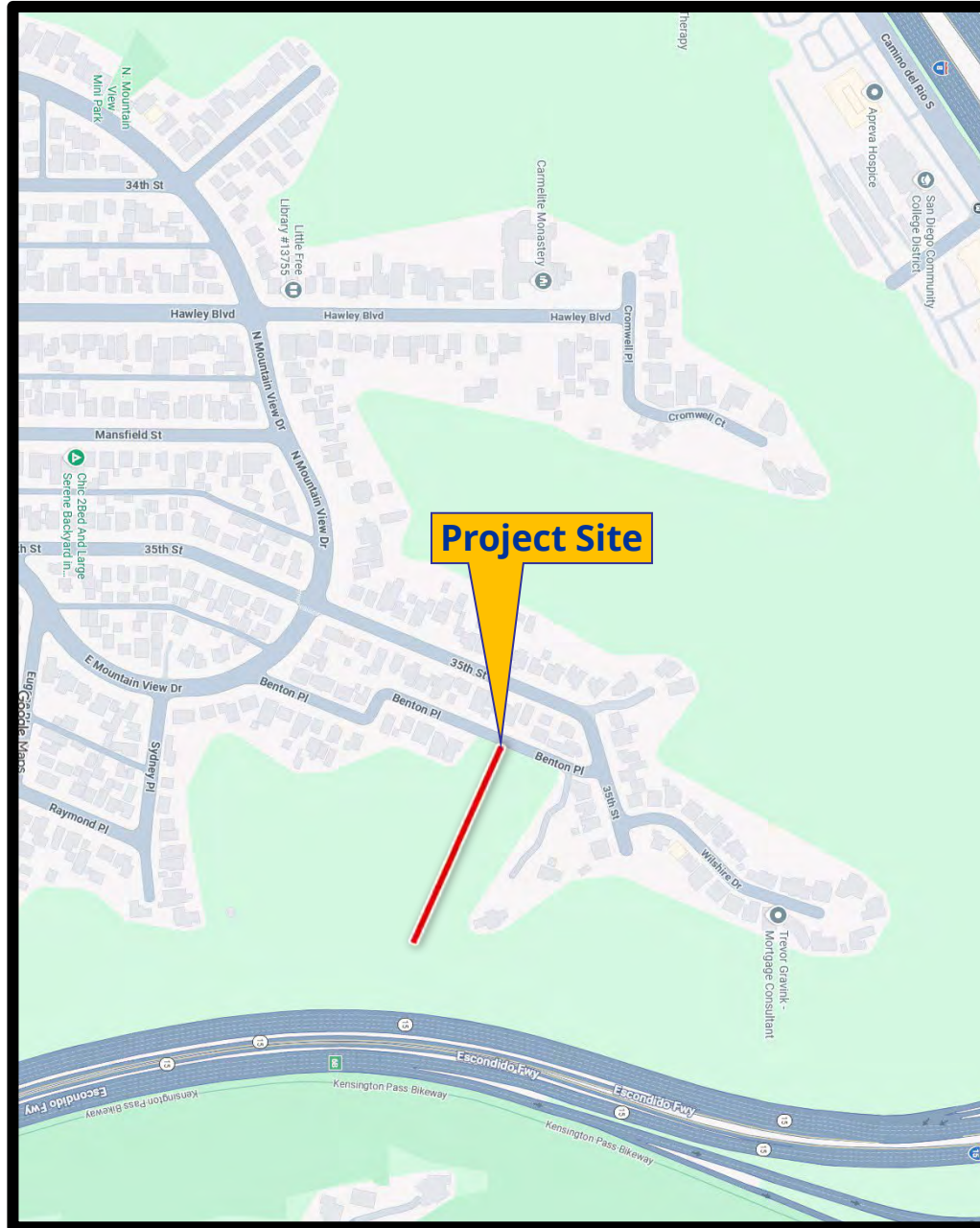
Project Scope



- 4. Proposed Covenant of Easement (Black Hatch line, rear of site)

- 3. Open Space Easement (Light Green, rear of site)

- 2. Preserved MHPA (Dark Green), (Open Space Easement and Chaparral habitat, Gray-lined area)

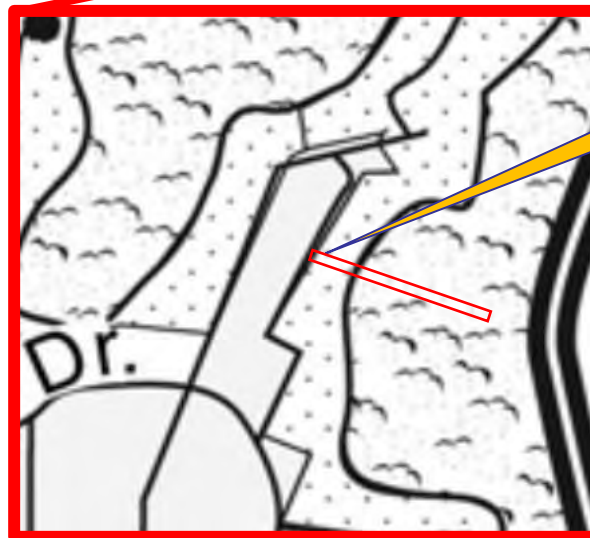


Community Group:

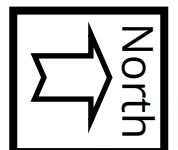
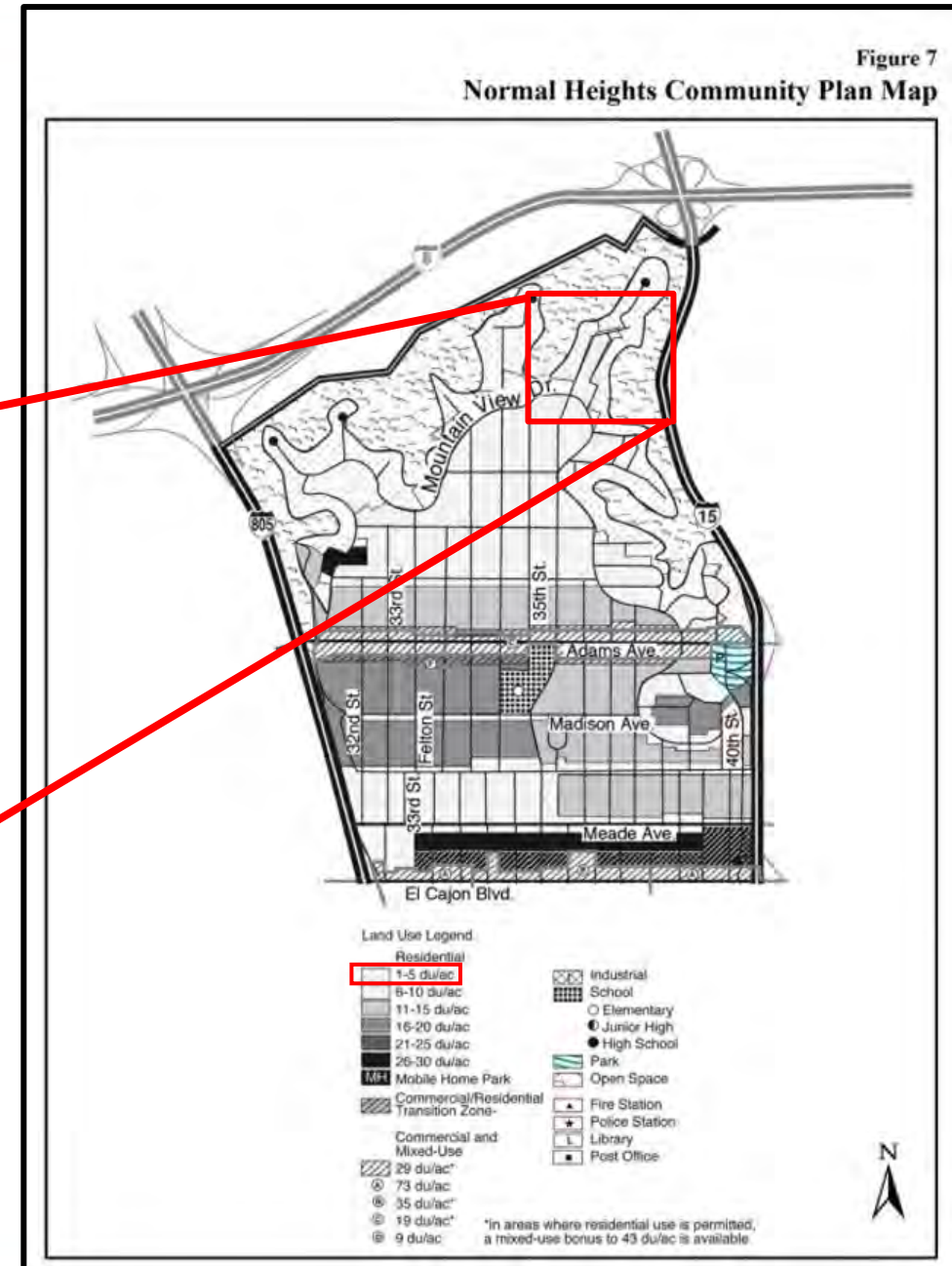
Mid-City: Normal Heights Community Plan

Land Use Designation:

Residential (1-5 Du/Ac)



0 Benton Place
APN: 440-110-1600



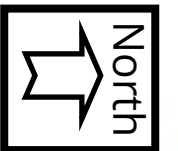




Community Planning Group

May 21, 2024

- Approved: 8-0-0
- No conditions



Staff Recommendation

- **APPROVE Site Development Permit
No. PMT-3283998**
- **APPROVE Easement Vacation
Permit No. PMT-3283997**

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