San Diego Hearing Officer Meeting

PRJ-1088953: 1334 South 36th Street

PHONE-IN TESTIMONY INFORMATION

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Development Services Department

1334 South 36th Street
PRJ-1088953

Item # 3

Hearing Officer

September 23, 2026

The City of SAN DIEGO

Project Vicinity

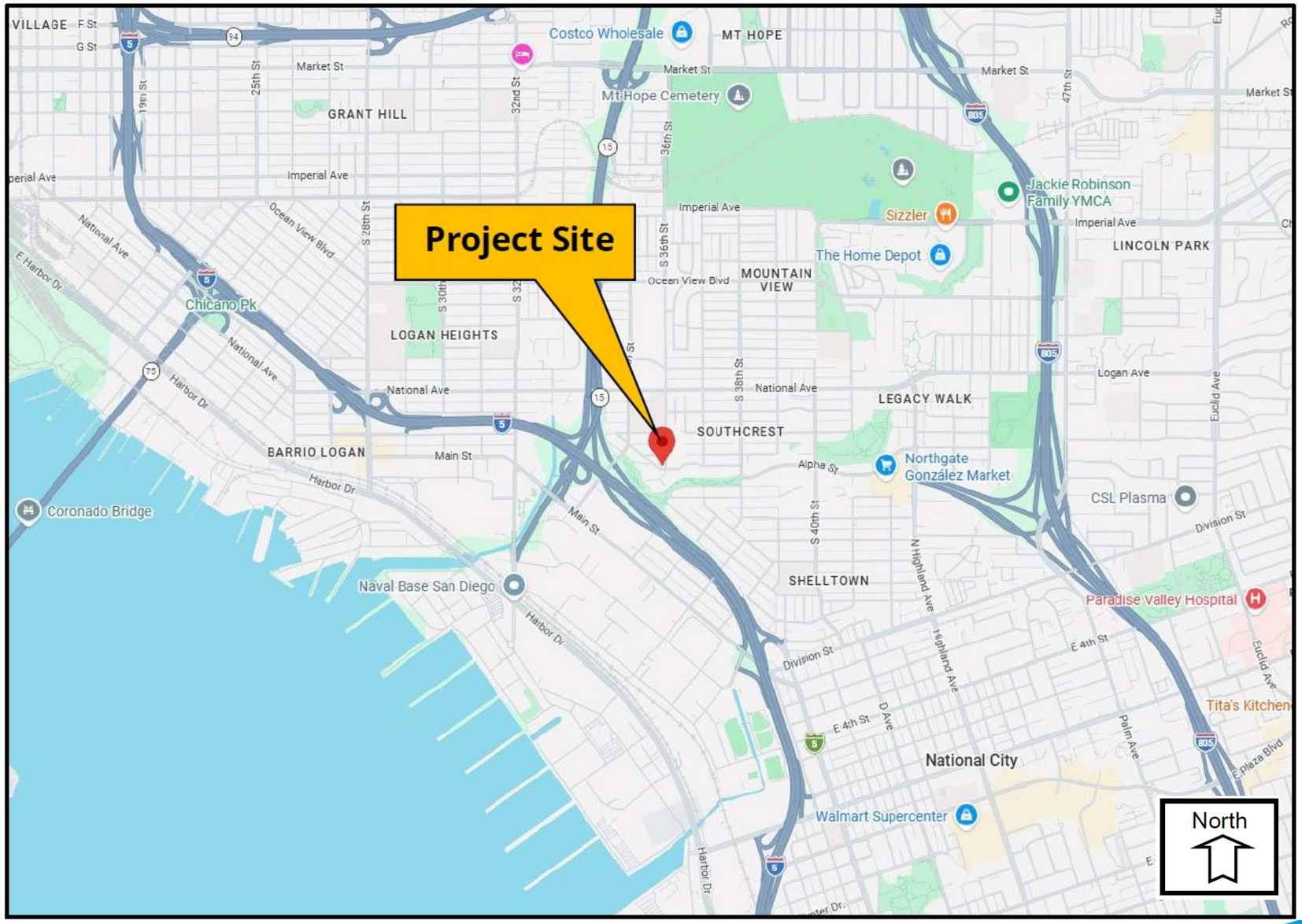
Address
1334 South 36th Street

Project Area:
0.035-acres

Zone
RM-1-1 Zone

Community Plan
Southeastern San Diego

Land Use
Low Medium Residential
(10-14 du/acre)



Aerial View

- Vacant and surrounded by residential uses.
- Site meets "legal lot" status, per the Subdivision Map Act.
- Does not contain sensitive biological resources.



Required Approvals

- Process 3 Variance: development that does not comply with the applicable development regulations.
- A Variance provides relief due to special circumstances applicable to the property, the strict application of the development regulations would deprive the property of privileges enjoyed by other property in the vicinity .
- Hearing Officer decision; appealable to the Planning Commission.

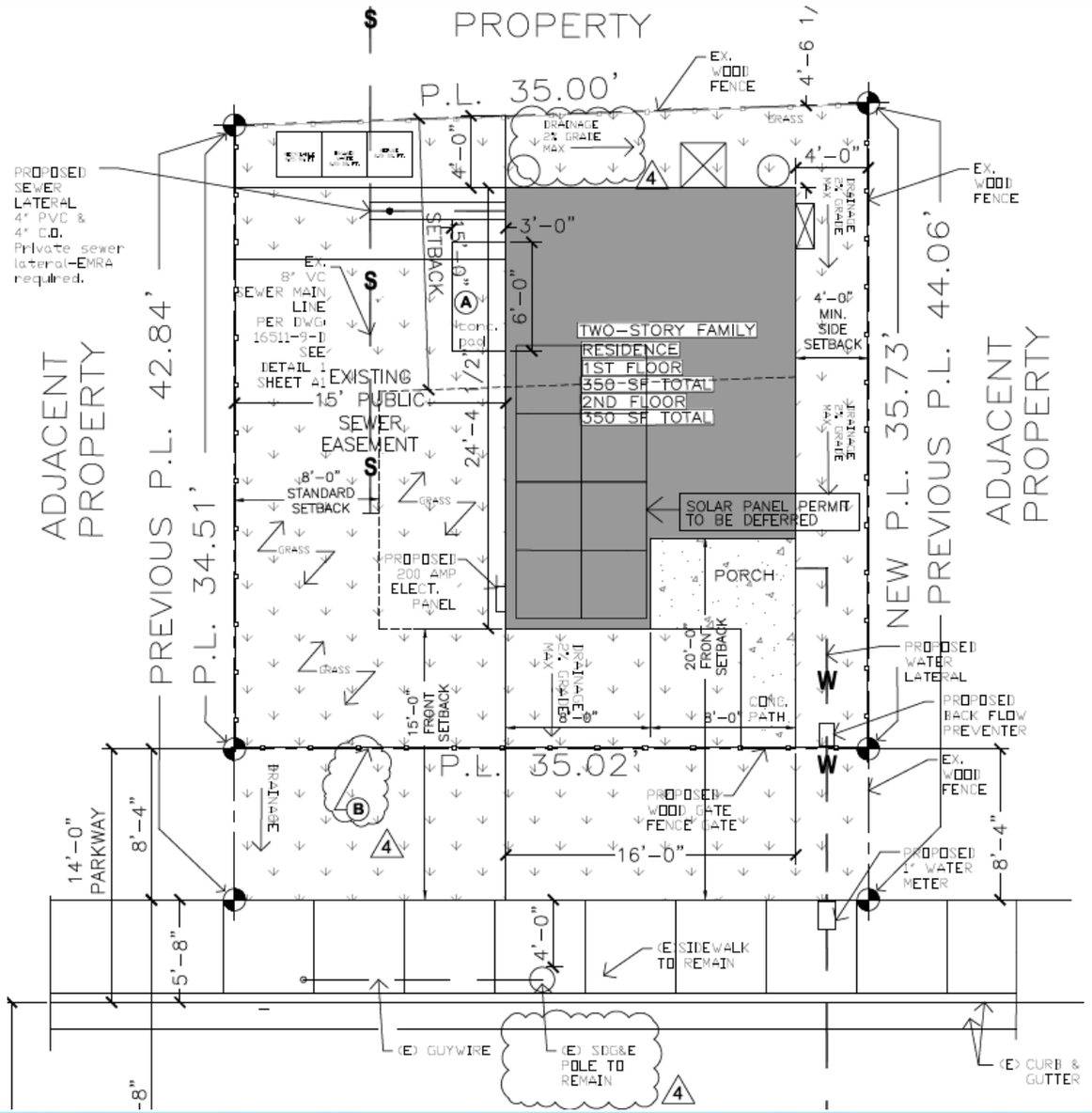
Site Plan

Project Scope

- Construct a 2-story, 700-sf single dwelling unit.
- Variance to allow a 4-ft rear setback in the RM-1-1 zone, requires 15-ft.

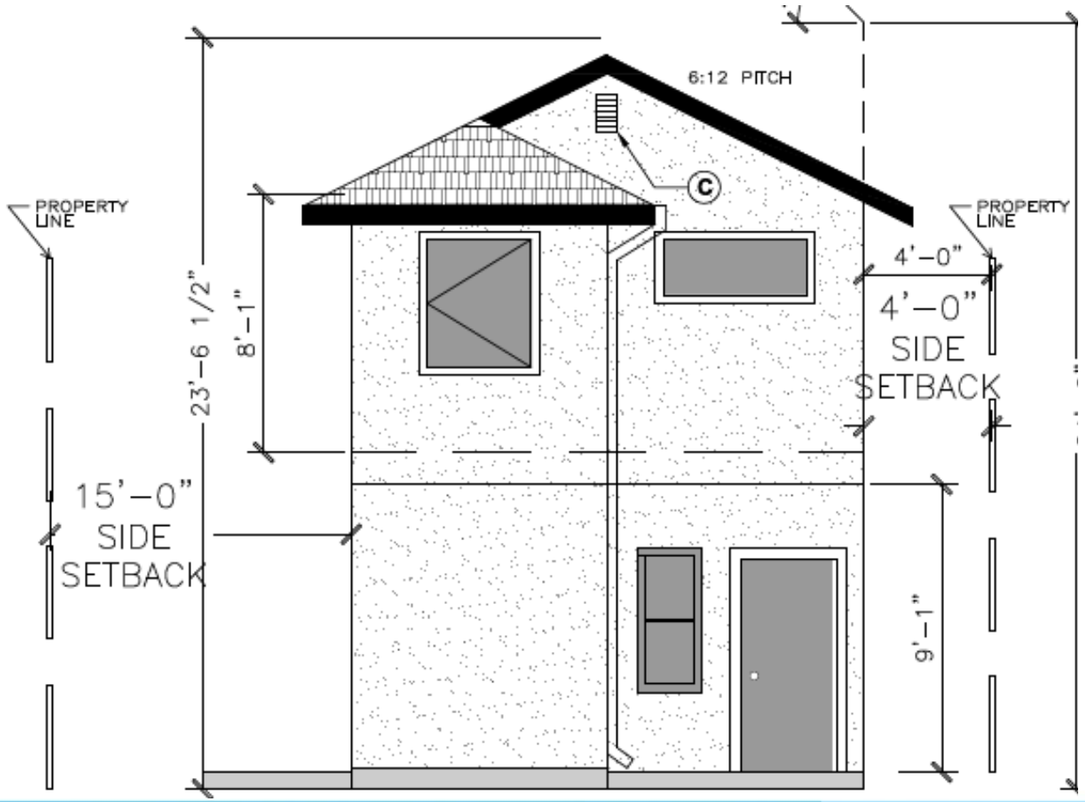
Site Limitations

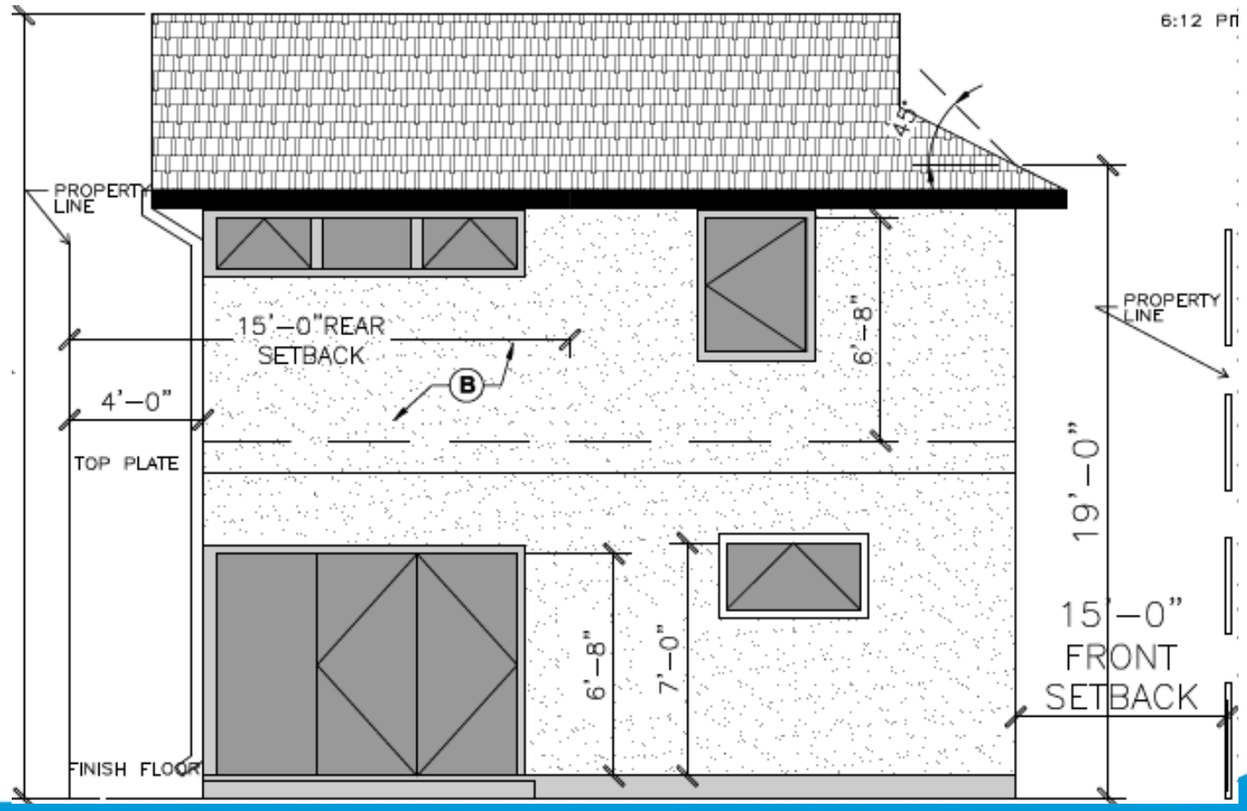
- Lot size is 1,532-sf, below the 6,000-sf minimum lot size requirement.
- 15-ft public sewer easement.



Front & Side Elevations

- Exception of rear setback, the project complies with the RM-1-1 zone regulations.
- Provides contemporary architectural style.
- Bulk, scale minimized through articulated building massing and proportional facade elements.





Variance Requirements

Contains requirements to ensure Code compliance, including addressing:

- Stormwater and runoff
- Landscaping and maintenance
- Private water and sewer facilities
- Dedicating additional public right-of-way

Environmental Determination

- Exempt from the California Environmental Quality Act, per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

- Environmental determination: made on June 1, 2026; there were no appeals to the environmental determination.

Community Planning Group Recommendation

- June 9, 2025: the Southeastern San Diego Community Planning Group voted 9-0-0 to approve the project without conditions.

Staff Recommendation

- Approve Variance No. PMT-3265817

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