



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: February 25, 2025

TO: Kelly Moden, Chairperson, Planning Commission

FROM: Andrew Murillo, Development Project Manager, Development Services Department

SUBJECT: Planning Commission meeting on February 27, 2025, Item #1 – Hermanny House Appeal – Project No. PRJ-1099348

The below and attached corrections are for the Planning Commission meeting on February 27, 2025, Item #1 – Hermanny House Appeal – Project No. PRJ-1099348.

Staff Report:

1. Proposed Actions: Deny the appeal and affirm the Hearing Officer’s decision to approve Coastal Development Permit No. PMT-3242482 and Site Development Permit No. PMT-3242483 with modifications.
2. Alternatives: Deny the appeal and affirm the Hearing Officer’s decision to approve Coastal Development Permit No. PMT-3242482 and Site Development Permit No. PMT-3242483, with no modifications.
3. Staff Response to Issue 1: The following paragraph was added:

Several modifications have been made to the project addressing the appellant’s concerns of improper drainage. The modifications are as follows:

- a) Removal of the existing brow ditch.
- b) New brow ditch along the easterly property line, per San Diego Regional Standard Drawing D-75.
- c) Modification of the existing Type F inlet to receive flow from the proposed brow ditch at the easterly lot line.
- d) Minor grading adjustments in the northeastern area of the site to accommodate the removal of the existing brow ditch and the installation of the proposed brow ditch.

These modifications improve drainage and waterflow, lessening the already approved impact on the neighboring properties.

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Kelly Moden, Chairperson, Planning Commission

February 25, 2025

Attachment 14:

1. A new drainage study has been submitted detailing modifications to the proposed drainage that will improve waterflow.

Attachment 10:

1. The project plans submitted to Hearing Officer have been modified to include Civil drawings showing the changes listed below.
 - a) Removal of the existing brow ditch.
 - b) New brow ditch along the easterly property line, per San Diego Regional Standard Drawing D-75.
 - c) Modification of the existing Type F inlet to receive flow from the proposed brow ditch at the easterly lot line.
 - d) Minor grading adjustments in the northeastern area of the site to accommodate the removal of the existing brow ditch and the installation of the proposed brow ditch.

Sincerely,



Andrew Murillo

cc: Lauren Hendrickson, Deputy City Attorney, Office of the City Attorney

Attachments:

1. Staff Report
2. Attachment #14: Drainage Study
3. Attachment #10: Site Development Plans