

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 20, 2013
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

- ITEM – 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ~Continued from October 23, 2013
- ITEM – 4: ***LA MEDIA CHEVRON - PROJECT NO. 302601**
City Council District: 8; Plan Area: Otay Mesa

STAFF: Michelle Sokolowski

Conditional Use Permit (CUP) and Site Development Permit (SDP) to Amend CUP 89263 and SDP 128472 (Project No. 32284). The Amendment proposes the expansion of the existing service station to permit the construction of a new truck canopy, underground storage tanks, truck fueling islands, truck fueling spaces, dispensers, truck scale, truck parking stalls, and a new 50'-0" high, two-sided, freeway-oriented ground sign on a site containing an existing canopy with fueling islands, convenience store and car wash. The 3.15-acre property is located at 1599 La Media Road in the Industrial Subdistrict of the Otay Mesa Development District and the Airport Environs Overlay Zone, within the Otay Mesa Community Plan. Addendum to Mitigated Negative Declaration No. 32284. Report No. HO-13-093.

RECOMMENDATION:
Approve

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ITEM – 5: ***ZEGARRA WALLS - PROJECT NO. 90267**
City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Site Development Permit and Neighborhood Development Permit to allow an unpermitted existing retaining wall constructed adjacent to environmentally sensitive lands to remain in place and an existing unpermitted free standing solid wall along La Jolla Scenic Drive to remain in place with modifications. Additionally the project would restore City owned open space adjacent to the site to the north and revegetate with native plant species and remove an earthen berm. The 0.44-acre site is located at 2974 Caminito Bello in the Single Family (SF) Zone of the La Jolla Shores Planned District within the La Jolla Community Plan. Negative Declaration No. 90267. Report No. HO-13-082

RECOMMENDATION:

Approve

ITEM – 6: **MASON RESIDENCE - PROJECT NO. 306085**
City Council District: 2; Plan Area: Peninsula

STAFF: Morris Dye

Coastal Development Permit (CDP) to add 1,098 square feet to an existing 2,545 square-foot, one-story, single family residence. The site is located at 320 San Fernando Street in the RS-1-4 Zone, and within the Coastal Overlay Appealable Area, First Public Roadway and Parking Impact overlays within the Peninsula Community Plan Area, and within Council District 2. Exempt from Environmental. Report No. HO-13-098

RECOMMENDATION:

Approve

ITEM – 7: **BONAIR RESIDENCES - PROJECT NO. 312633**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit, Tentative Parcel Map and Variance (Process 3) to demolish an existing duplex and construct three, three-story, detached dwelling units, ranging from 1,929 square feet to 2,185 square feet in size, with attached two car garages. The total gross floor area proposed is 6,846 square feet on a 9,225 square foot property. The variance request is to maintain two driveways, where only one driveway would be allowed, this driveway design also includes a reduced minimum driveway width of 16 feet, where 20 feet is required and reduced minimum distance between driveways to 26 feet, where 45 feet is required. The proposed Tentative Parcel Map is a one lot consolidation map for three condominium dwelling units, and includes a request to waive the requirement to underground overhead utilities. The project site is located at 754-

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758 Bonair Street, in the RM-1-1 Zone, Coastal (non-appealable), Coastal Height Limitation, Parking Impact Overlay Zones and within the La Jolla Community Plan area. This application was submitted on March 22, 2013. Exempt from Environmental. Report No. HO-13-099

RECOMMENDATION:

Approve

ITEM – 8: ***IOWA STREET SENIOR HOUSING - PROJECT NO. 294439**
City Council District: 3; Plan Area: Greater North Park

STAFF: Tim Daly

Conditional Use Permit and Site Development Permit to demolish the existing commercial building and construct a 183,654 square-foot, five-story affordable senior housing development with 120 residential units and approximately 3,816 square feet of commercial space at 3937 - 3939 Iowa Street in the CN-1 and MR-800B Zones of the Mid-City Communities Planned District Ordinance, Transit Overlay Zone, and FAA Part 77 area. This application was filed on November 26, 2012. Certified Mitigated Negative Declaration No. 88598 on December 7, 2006. Report No. HO-13-100

RECOMMENDATION:

Approve

ITEM – 9: **DIMENSTEIN RESIDENCE - PROJECT NO. 313406**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Site Development Permit, due to the project's location with the La Jolla Shores Planned District Ordinance (Process 3) to remodel and construct a 4,948 square foot, two-story, addition to an existing 3,775 square foot residence, resulting in a total 8,723 square foot single family residence on a 21,665 square foot property. The project site is located at 8445 La Jolla Scenic Drive North, in the SF Zone of the La Jolla Shores Planned District, Coastal Height Limitation, Airport Influence Area and Parking Impact Overlay Zones, within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-13-101

RECOMMENDATION:

Approve