

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 18, 2015
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: Ken Teasley

- 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.**
- ITEM – 4: **LASKA RESIDENCE ADDITION - PROJECT NO. 363511**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeffrey A. Peterson

Coastal Development and Site Development Permit for a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the gross floor area (GFA)), and associated site improvements on a 0.46 acre site. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 8151 Calle Del Cielo in the SF Zone within the La Jolla Shores Planned District in the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), and Council District 1. Exempt from Environmental. Report No. HO-15-009.

RECOMMENDATION:

Approve

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ITEM – 5: **MOVE-ON 4780 UVAS STREET - PROJECT NO. 355266**
City Council District: 4; Plan Area: Southeastern San Diego

STAFF: Helene Deisher

Site Development Permit and Variance to move-on an existing 2,145 square foot single family residence and construct a new foundation, as well as allow deviations to the off- setting planes and setback requirements on a vacant .15 -acre site located at 4780 Uvas Street. The site is in the MF-3000 Zone of Southeastern San Diego Planned District and the Encanto Neighborhood of the Southeastern San Diego Community Planning area. Exempt from Environmental. Report No. HO-15-026.

RECOMMENDATION:

Approve

ITEM – 6: **MISSISSIPPI STREET MAP WAIVER - PROJECT NO. 366687**
City Council District: 3; Plan Area: Greater North Park

STAFF: Simon Tse

Map Waiver to convert three detached residential units into condominiums on a 0.121-acre site. The project includes a request to waive the requirement to underground existing overhead utilities. The site is located at 4162-4166 Mississippi Street in the Mid-City Communities Planned District MR-1250B zone of the Greater North Park Community Plan area. Exempt from Environmental. Report No. HO-15-039.

RECOMMENDATION:

Approve

ITEM – 7: **NIAGARA RESIDENCES - PROJECT NO. 383755**
City Council District: 2; Plan Area: Ocean Beach

STAFF: PJ FitzGerald

Tentative Map and Coastal Development Permit to demolish an existing residence and construct 2 detached residential condominium units for a total of 6,275 square feet. The 7,000-square-foot site is located at 4677 Niagara Avenue, in the RM-1-1 Zone and Coastal Overlay Zone (Non-appealable) overlay zone within the Ocean Beach Community Plan area. Exempt from Environmental. Report No. HO-15-018.

RECOMMENDATION:

Approve

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ITEM – 8: **EF INTERNATIONAL LANGUAGE - PROJECT NO. 392464**
City Council District: 2; Plan Area: Peninsula

STAFF: PJ FitzGerald

Conditional Use Permit to convert an existing Hospital Facility to a 183,000-square-foot International Language School to accommodate up to 1500 students and approximately 40 classrooms, including dormitory facilities for 450-700 students, conversion of an existing 5,000-square-foot building to a Student Activities Center, addition of outdoor recreational space and to maintain an adjacent existing single family residence. The 6.35 acre project site is located at 3425-3475 Kenyon Street in the CO-1-2 zone (existing hospital facility) and the RS-1-7 zone (existing SF home), within both the Midway Pacific Highway Community Plan area and the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-15-041.

RECOMMENDATION:

Approve

ITEM – 9: **JOHNSON RESIDENCE - PROJECT NO. 372627**
City Council District: 1; Plan Area: La Jolla

STAFF: Tim Daly

Site Development Permit for the construction of attached retaining walls, patio deck, and landscape on a site improved with an existing single-family residence at 8486 El Paseo Grande. The 0.25-acre site is located in the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, and Sensitive Coastal Overlay Zone. Exempt from Environmental. Report No. HO-15-042.

RECOMMENDATION:

Approve

ITEM – 10: **THE FRONT PORCH - PROJECT NO. 388684**
City Council District: 3; Plan Area: Uptown

STAFF: Tim Daly

Conditional Use Permit for the off-site sale of alcoholic beverages in an existing market located at 928 Fort Stockton Drive, Suite 101. The 0.137 acre site is in the CV-3 zone of the Mid City Communities Planned District within the Uptown Community Plan area. Exempt from Environmental. Report No. HO-15-043.

RECOMMENDATION:

Approve