

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JUNE 10, 2015  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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:     **\*SPECTRUM 1 & 2/LA JOLLA SPECTRUM - PROJECT NO. 383639**  
City Council District: 1; Plan Area: University

**STAFF:       Jeffrey A. Peterson**

Coastal Development Permit and Site Development Permit for an amendment to Coastal Development /Hillside Review Permit No. 96-7939 for a lot line adjustment of 12,796 square feet from Lot 12 of Map No. 12990 located at 3115-3215 Merryfield Row to Lot 4 of Map No. 6229 located at 3013-3033 Science Park Road; and a demolition of the existing building located at 3013 Science Park Road and the adjacent existing parking structure, and to construct a two-story, 62,753 square foot research and development building, and a four-story, 141,238 square foot parking structure. The existing 110,588 square foot building (include the basement square footage) located at 3033 Science Park Road shall remain. The new building shall be sustainable in conformance with the criteria of the City's Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, which includes achieving a LEED Gold certification. The proposed 7.068-acre site is located at 3013-3033 Science Park Road in the IP-1-1 Zone within the University Community Planning Area, Prime Industrial Lands, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1 and Appealable Area), Community Plan Implementation Overlay Zone (CPIOZ-B),

HEARING OFFICER DOCKET OF JUNE 10, 2015

First Public Roadway, Parking Impact Overlay Zone (Coastal and Campus Impact Areas), and Council District 1. Mitigated Negative Declaration No. 383639. Report No. HO-15-070.

**RECOMMENDATION:**

Approve

ITEM – 5: **CLAUSEN RESIDENCE - PROJECT NO. 404187**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Jeffrey A. Peterson**

Coastal Development Permit for a 775 square foot first floor addition, a 293 square foot second floor addition (additions total 1,068 square feet), and the interior remodel to the first and second floors, a second floor deck/terrace, and associated site improvements for an existing single-family dwelling unit on a 0.172-acre site. The property is located at 7404 Monte Vista Avenue, on the northwestern corner of Marine Street and Monte Vista Avenue, in the RS-1-7 Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, the First Public Roadway, the Parking Impact Overlay Zone (Coastal and Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-15-074.

**RECOMMENDATION:**

Approve

ITEM – 6: **\*FENTISOVA RESIDENCE - PROJECT NO. 341980**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Jeffrey A. Peterson**

Coastal Development Permit and Site Development Permit for the demolition of an existing 1,624-square foot single family dwelling unit and to construct a 3,860-square foot single family dwelling unit with a 415-square foot garage, over a 1,890-square foot basement on a 0.12-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 of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 8374 Paseo Del Ocaso in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, La Jolla Shores Archaeological Study Area, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay, and Council District 1. Mitigated Negative Declaration No. 341980. Report No. HO-15-059.

HEARING OFFICER DOCKET OF JUNE 10, 2015

**RECOMMENDATION:**

Approve