

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 23, 2017
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: Raynard Abalos

- 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: ***TORRANCE 3 - PROJECT NO. 519307**
City Council District: 3; Plan Area: Uptown

STAFF: Jeffrey A. Peterson

Site Development Permit for the consolidation of ten existing lots into three lots through lot line adjustments and the construction of three detached single-family dwelling units totaling 8,334 square feet. Lot A contains a two-story, 2,545-square-foot unit with an attached carport; Lot B contains a three-story, 2,976-square-foot unit with an attached carport; and Lot C contains a two-story, 2,813-square-foot unit with a detached carport. The project also proposes an encroachment of a private 20-foot wide driveway and associated grading within the unimproved portion of the Torrance Street public right-of way and accessed from Dove Court, which will provide access to the three single-family dwelling units. The project site is located at 549 Torrance Street, east of Dove Court, in the RS-1-1 Zone within the Uptown Community Plan area. Additionally, the project site is within the Airport Land Use Compatibility Plan Noise Contours (CNEL) San Diego International Airport (SDIA) 60 CNEL, the Airport Influence Area (SDIA Review Area 2), the Federal Aviation

HEARING OFFICER DOCKET OF AUGUST 23, 2017

Administration (FAA) Part 77 Noticing Area (SDIA and the North Island Naval Air Station). Mitigated Negative Declaration No. 519307. Report No. HO-17-052.

RECOMMENDATION:

Approve

ITEM – 5:

SAN ANDRES TM/CDP - PROJECT NO. 508618

City Council District: 3; Plan Area: Carmel Valley

STAFF: Francisco Mendoza

Tentative Map Waiver and Coastal Development Permit for the subdivision of one existing parcel into two parcels at 2636-2750 Via De La Valle and 15760-15770 San Andres Drive. The 9.923-acre-site is located in the CC-1-3 zone. No construction is proposed. Exempt from Environmental. Report No. HO-17-054.

RECOMMENDATION:

Approve