

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 17, 2013  
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: 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.**
- ITEM – 4: **PIKE RESIDENCE - PROJECT NO. 308659**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Will Zounes**

Coastal Development Permit application to add an 728 square-foot, third floor addition and an 467 square foot deck to an existing 3,444 square foot, two-story, single family residence located at 3470 Bayside Walk. The site is located in the MBPD-R-S zone, Coastal Overlay (appealable to the California Coastal Commission), and Geo Hazard 31 in the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-13-064

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JULY 17, 2013

ITEM – 5: **SAN JUAN TRIPLEX MAP WAIVER - PROJECT NO. 314837**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Sandra Teasley**

Map Waiver application to waive the requirements of a Tentative Map to create three residential condominium units currently under construction on a 0.9-acre site located at 3591 San Juan Place. The project includes a request to waive the requirement to underground overhead utilities. The property is within the R-S Zone of the Mission Beach Planned District, within the Mission Beach Community Plan, State Coastal Overlay Zone, Residential Tandem Parking Overlay Zone and Coastal Height Limit Overlay Zone. Exempt from Environmental. Report No. HO-13-065

**RECOMMENDATION:**

Approve