

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 8, 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: **KNOWLTON RESIDENCE - PROJECT NO. 412692**
City Council District: 2; Plan Area: Mission Beach

STAFF: Alex Hempton

Coastal Development Permit for the demolition of an existing residence and construction of a new three-story, 2,176 square-foot single-unit residence with an attached two-car garage. The 1,990 square-foot site is located at 3688 Bayside Walk in the MBPD-R-S zone. The development is within the Coastal Overlay Zone (Appealable). Exempt from Environmental. Report No. HO-15-080.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JULY 8, 2015

ITEM – 5: **ESSENCIA - PROJECT NO. 385839**
City Council District: 1; Plan Area: La Jolla

STAFF: John S. Fisher

Coastal Development Permit and Site Development Permit amending La Jolla Shores Permit and Coastal Development Permit 99-1283-B to permit a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties located at 7455 and 7451 Hillside Drive. The site is located in the Single-Family zone of the La Jolla Shores Planned District in the La Jolla Community Plan area and the Coastal Overlay zone in Council District 1. Exempt from Environmental. Report No. HO-15-082.

RECOMMENDATION:

Approve

ITEM – 6: **35TH STREET CONDO MAP WAIVER - PROJECT NO. 374384**
City Council District: 9; Plan Area: Mid-City/City Heights

STAFF: John S. Fisher

Tentative Map Waiver to convert four residential dwelling units into condominiums with waiver of the overhead utility undergrounding requirement on a 7,000 square foot property located at 3860 35th Street in the CT-5-4 zone of the of the Central Urbanized Planned District in the Mid-City City Heights Community Plan area in Council District 9. Exempt from Environmental. Report No. HO-15-079.

RECOMMENDATION:

Approve

ITEM – 7: **BOWERY CANYON - PROJECT NO. 313474**
City Council District: 9; Plan Area: Mid-City/City Heights

STAFF: Glenn Gargas

Neighborhood Development Permit/Tentative Map (Process 3) to consolidate five existing lots into two residential lots, construct of a three-story, single family residence on each parcel. Parcel 1, a 6,618 square foot parcel with a 1,051 square foot residence and Parcel 2, a 8,031 square foot parcel with a 1,541 square foot residence on an unimproved 0.33-acre or 14,649 square foot property that is mapped with Environmentally Sensitive Lands for Sensitive Biological Resources. The vacant site is located on the west side of Wilson Avenue, north of Bowery Street (APN 447-630-19), directly south of 3678 Wilson Avenue, in the RS-1-7 and Brush Management Zones within the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from Environmental. Report .HO- 15-084.

RECOMMENDATION:

Approve