

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 21, 2014  
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: **MUIR FLATS - PROJECT NO. 348058**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laura C. Black**

Coastal Development Permit and Tentative Parcel Map for the maintenance of one existing dwelling unit at the front of the lot (to be converted to a condominium), demolition of an existing single story residence and detached garage located at the rear of the property; and the construction a new, two-story, 1,513 square foot condominium building, containing two residential units, at the rear of the property. When completed, the site will contain three residential condominium units. The 5,000 square foot site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, the Ocean Beach Precise Plan and Local Coastal Program area. Exempt from Environmental. Report No. HO-14-026

HEARING OFFICER DOCKET OF MAY 21, 2014

**RECOMMENDATION:**

Approve

ITEM – 5:     **\*ALMAZON RESIDENCE - PROJECT NO. 317517**  
City Council District: 5; Plan Area: Rancho Penasquitos

**STAFF:        Glenn Gargas**

Site Development Permit to construct a two-story over basement, 2,112 square foot single family residence on a vacant 24,390 square foot property that contains Environmentally Sensitive Lands (sensitive vegetation and steep hillsides). The project site is located at 11506 Almazon Street (a vacant lot, Lot No. 210, Penasquitos Glens Unit No. 4, Map No. 6982, directly north of the intersection of Almazon Street and Meknes Street), in the RS-1-14 Zone and within the Rancho Peñasquitos Community Plan area. Mitigated Negative Declaration No. 6107. Report No. HO-14-027

**RECOMMENDATION:**

Approve