

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 22, 2013
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: 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: **ROBERTS RESIDENCE - PROJECT NO. 294531**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeffrey A. Peterson

Coastal Development Permit and Site Development Permit to allow for a 1,495 square foot addition to an existing 3,377 square foot single-family dwelling unit, a 1,956 square foot habitable accessory building, a 1,094 non-habitable accessory building, screened pool area, two garages and a screened parking area. The habitable accessory building consist of a two-bedroom guest quarters. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels). The project site is located at 9438 La Jolla Farms Road in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Council District 1. Exempt from Environmental Report No. HO-13-044

RECOMMENDATION:

Approve

ITEM – 5: **7-11 BALBOA AVENUE - PROJECT NO. 288497**

City Council District: 6; Plan Area: Kearny Mesa

STAFF: Will Zounes

Conditional Use Permit for the a type 20 alcohol beverage license for the off-sales of beer and wine in a 2,200 square-foot convenience store on a 0.52-acre site located at 7807 Balboa Avenue in the IL-3-1 Zone of the Kearny Mesa Community Plan. A Conditional Use Permit is required for the subject site because the property is within a census tract where the general crime rate exceeds the citywide average general crime rate by more than 20 percent and the ratio of alcohol beverage outlets exceeds the standards established by the California Business and Professional Code section 23958.4. Exempt from Environmental. Report No. HO-13-050

RECOMMENDATION:

Approve

ITEM – 6: **DOUMA RESIDENCE - PROJECT NO. 236671**

City Council District: 2; Plan Area: Ocean Beach

STAFF: Sandra Teasley

Coastal Development Permit, Neighborhood Development Permit and Variance to demolish an existing duplex and construct a new 3-level single-family residence located at 5168 W. Point Loma Boulevard in the RM-2-4 Zone. The project would deviate from the RM-2-4 zone development regulations through the Variance request in two areas: 1. To use 100 percent of the allowable floor area as habitable area where 25 percent must be reserved for parking; 2. To allow the carport to be constructed in front of the building façade where carports are to be set back a minimum of 5 feet from the front façade. A Neighborhood Development Permit is required as the site is located within a Special Flood Hazard area. Exempt from Environmental. Report No. HO-13-051

RECOMMENDATION:

Deny

HEARING OFFICER DOCKET OF MAY 22, 2013

~Staff has requested that the Hearing Officer return Item 7 (OB Police Trailer) to staff to be noticed for a future date.

ITEM – 7: **OB POLICE TRAILER - PROJECT NO. 303770**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Helene Deisher

Coastal Development Permit to allow the continued use and placement of a San Diego Police office trailer within the Ocean Beach Municipal Fishing Pier Parking lot located at 5000 Newport Avenue. The office trailer measures 40'L x 11'H x 10'W, occupies four parking spaces which is not required parking and does not obstruct any designated view corridor, public or emergency access. The site is located in the Ocean Beach Precise Plan and also within the CC-4-2 Zone, the Airport Influence Area for San Diego International Airport, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Beach and Coastal), and the Residential Tandem Parking Overlay Zone. Exempt from Environmental. Report No. HO-13-058

RECOMMENDATION:

Approve