

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 18, 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: ***CITY LIGHTS TOWNHOMES - PROJECT NO. 369887**
City Council District: 3; Plan Area: Golden Hill

STAFF: Will Zounes

Site Development Permit to construct eight, 2-story over basement garages, townhomes totaling 10,260 square feet of gross floor area. The project will incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The vacant 0.29 acre lot is located at 606 27th Street in the GHPD-GH-1500 zone of the Golden Hill Planned District, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Greater Golden Hill Community Plan area of Council District 3. Previously approved Mitigated Negative Declaration No. 132506. Report No. HO-15-128

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF NOVEMBER 18, 2015

ITEM – 5: **MESA CHEVRON CUP - PROJECT NO. 364095**

City Council District: 7; Plan Area: Linda Vista

STAFF: Francisco Mendoza

Conditional Use Permit (CUP) for a Type 20 alcohol beverage outlet to sell beer and wine only. The application also includes the expansion of an existing convenience store by converting the existing mechanic shop as part of the convenience store, constructing an 80-square-foot office area addition, for a total store area of 1,740 square feet. The project is located at 7611 Linda Vista Road. The 0.47-acre lot is in the CN-1-2 and CC-1-1 zone within the Linda Vista Community Planning area. Exempt from Environmental. Report No. HO-15-125

RECOMMENDATION:

Approve

ITEM – 6: **3425 FIFTH AVENUE MAP WAIVER - PROJECT NO. 421799**

City Council District: 3; Plan Area: Uptown

STAFF: Tim Daly

Map Waiver to waive the requirements for a tentative map for the creation of three residential condominium units and one commercial condominium at 3425-3427 Fifth Avenue. The 0.115 acre site is in the CV-1 zone of the Mid-City Communities Planned District. Exempt from Environmental. Report No. HO-15-131

RECOMMENDATION:

Approve