

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 11, 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: Gary Geiler

- 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: **THE SMALL HOTEL - PROJECT NO. 311777**
City Council District: 2; Plan Area: Peninsula

STAFF: John S. Fisher

Site Development Permit to allow the renovation of an existing structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard located at 1453 Rosecrans Street in the CC-4-2 Zone.
Exempt from Environmental. Report No. HO-13-070

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 11, 2013

ITEM – 5: ***NEPTUNE APARTMENTS - PROJECT NO. 325506**
City Council District: 1; Plan Area: La Jolla

STAFF: Paul Godwin

Extension of Time to a previously approved Coastal Development Permit and Site Development Permit. The previously approved project would demolish 19 dwelling units and construct a 24-unit residential apartment complex on a 0.56-acre site at 6767 Neptune Place, in the RM-3-7 zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, & Transit Area Overlay Zone, within the La Jolla Community Plan & Local Coastal Program Land Use Plan. Previously Certified Mitigated Negative Declaration No 147066. Report No. HO-13-074

RECOMMENDATION:

Approve

ITEM – 6: **HENELY RESIDENCE - PROJECT NO. 279093**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit to demolish an existing residence and construct a two-story, an approximate 6,353 square foot single family residence on a 14,300 square foot property. The project site is located at 615 Wrelton Drive, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking Overlay Zones and First Public Roadway, within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-13-077

RECOMMENDATION:

Approve

ITEM – 7: ***HOLLISTER PHASE II & III- PROJECT NO. 287159**
City Council District: 8; Plan Area: Otay Mesa-Nestor

STAFF: Renee Mezo

Site Development Permit (Environmentally Sensitive Lands) for the replacement of approximately 6,400 linear feet of an existing 20-inch private water-main within the public right-of-way (Hollister Street) between Ingrid Avenue and Monument Road. The 61.67-acre site is located along Hollister Street from south of Ingrid Street to south of Sunset Avenue in the RS-1-7, RM-1-1, RS-1-2, AR-1-1, RS-1-1 and OF-1-1 zones, the Coastal Overlay (Appealable), the Parking Impact Overlay and Federal Aviation Administration Part 77 Notification Area Overlay Zones within the Otay Mesa-Nestor and the Tijuana River Valley Community Plans. The project has been determined to be exempt from a Coastal

HEARING OFFICER DOCKET OF SEPTEMBER 11, 2013

Development Permit per the San Diego Municipal Code Section 126.0704(b).
Mitigated Negative Declaration No. 287159. Report No. HO-13-078

RECOMMENDATION:

Approve