

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 28, 2007
COMMITTEE ROOM, 12TH FLOOR
CITY ADMINISTRATION BLDG
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 OFFICERS 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.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *This item was continued from November 14, 2007:*

***CAMP HOPE - PROJECT NO. 44883**

City Council District: N/A; Plan Area: Ramona

STAFF: Morris Dye

Site Development Permit for Environmentally Sensitive Lands to replace a "soft camp" on a 12.85-acre leasehold and construct six, one-story cabins (1,964 SF each), a two-story central lodge (7,775 SF), a one-story nature center and a one-story caretaker's cabin (2,942 SF), a meeting circle, "swimming hole," basketball court, archery range, and 4.1 acres of off-site improvements. The 16.95-acre site is located north of State Route 78 (Julian Road), between Sutherland Reservoir and Sutherland Dam Road, in north-central San Diego County, California. Mitigated Negative Declaration No. 44883. Report No. HO-07-197

RECOMMENDATION:

Approve

ITEM-5: **WILLIAMS TRIPLEX - PROJECT NO. 131349**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeffrey Peterson

Coastal Development Permit to demolish three existing single family residences and for the construction of a three-story, three unit, residential building on a 3,725 square-foot site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at **814 through 818 Liverpool Court**, on the north side Liverpool Court, between Mission Boulevard and Bayside Lane. The site is located in the Residential-Southern (R-S) Zone of the Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay Zone (Appealable Area), and Coastal Height Limitation Overlay Zone, Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Exempt from environmental. Report No. HO-07-198

RECOMMENDATION:

Approve

ITEM-6: **LAWLESS RESIDENCE - PROJECT NO.123156**
City Council District: 1; Plan Area: La Jolla

STAFF: Laura Black

Coastal Development Permit and Site Development Permit for existing site stabilization (three 24 inch diameter piers approx. 25-30 feet long under residence, approved by Emergency Coastal Development Permit No. 222931) and proposed construction of a tied-back shotcrete wall founded on seven drilled piers for additional stabilization of the coastal bluff located on a 4,958 square-foot site at **5502 Calumet Avenue** in the RS-1-7, Coastal Overlay (appealable), Coastal Height Limit Overlay, Coastal and Beach Parking Impact Overlay, Residential Tandem Parking Overlay, Transit Area Overlay (within the first public roadway) Zones within the La Jolla Community Plan. Exempt from environmental. Report No. HO-07-199

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF NOVEMBER 28, 2007

ITEM-7: ***POLK TOWNHOUSES - PROJECT NO.101475**
City Council District: 3; Plan Area: Greater North Park Community
Planning Area.

STAFF: Derrick Johnson
HEARING OFFICER: Ken Teasley

Site Development Permit to allow the demolition of an existing single-family residence with a detached garage and construct four new for residential units. The proposed development requires approval of two deviations: (1) a rear yard setback deviation, to allow the proposed project to observe a rear yard setback of eight-feet for the first three stories and 11-feet for the fourth story where 15-feet is required; and (2) Front 40' Floor Area Ratio (FAR) deviation, the MR-800B Zone requires an FAR of 0.75 for the front 40 feet of lot depth, the project proposes 2,659-square feet, which would result in a FAR of 0.84 and would exceed the allowable Gross Floor Area by 181-square-feet for the front 40-feet of lot depth. The 0.11-acre site is located at **1921 Polk Avenue**, on the east side of Polk Avenue, between Georgia and Florida Streets in the MR-800B Zone, of the Mid-City Communities Planned District, the FAA Part 14 Overlay Zone, and the Transit Overlay Zone, within the Greater North Park Community Plan. Negative Declaration No. 101475. Report No. HO-07-200

RECOMMENDATION:
Approve

ITEM-8: **FELSPAR STREET TOWNHOMES - PROJECT NO. 108413**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeannette Temple

Coastal Development Permit and Map Waiver, including a waiver of the requirement to underground existing overhead utilities, to demolish an existing two unit development and construct two, three-story attached dwelling units with garages totaling 3,894 square feet on a 0.07 acre site. The property is located at **1020-1022 Felspar Street** in the RM-2-5 zone, the Coastal Overlay (non-appealable), Residential Tandem Parking Overlay, Parking Impact Overlay, Transit Overlay and Coastal Height Limit Overlay zones of the Pacific Beach Community Plan area. Exempt from environmental. Report No. HO-07-201

RECOMMENDATION:
Approve