

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 13, 2016  
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:     **COHEN RESIDENCE - PROJECT NO. 400039**  
City Council District: 1; Plan Area: La Jolla

**STAFF: John Fisher**

Coastal Development Permit at 5616 Abalone Place in the Bird Rock neighborhood of the La Jolla community. The Coastal Development Permit proposes to allow the owner to demolish a portion of the existing single dwelling unit, single story structure and construct additions to the structure, retain the existing garage, a swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements. The single dwelling unit single story structure would include four bedrooms, three and one half bathrooms, kitchen and living room, and two second story decks with views to the ocean. The Project complies with all development regulations of the residential zone (RS-1-7) and no deviations are required or requested. The site is located within the Coastal Overlay Zone. Exempt from Environmental. Report No. HO-16-017.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 13, 2016

ITEM – 5: **HORNBLEND TOWNHOMES - PROJECT NO. 425967**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Francisco Mendoza**

Coastal Development Permit and Tentative Map to demolish two existing residences and the creation of a 7,146-square-foot, 4-unit residential condominium building located at 1641-1643 Hornblend Street. The 0.143-acre site is in the RM-2-5 and Coastal (Non-appealable) Overlay zones within the Pacific Beach Community Plan Area and Council District 2. Exempt from Environmental. Report No. HO-16-027.

**RECOMMENDATION:**

Approve