

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 20, 2016
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: ***PARK & POLK - PROJECT NO. 422693**
City Council District: 3; Plan Area: North Park

STAFF: Paul Godwin

Site Development Permit Amendment and Neighborhood Development Permit to allow the construction of a 90,643-square-foot, eight-story, mixed-use development with 47 residential units which includes four very-low income affordable units (44,777 square feet), office space (3,928 square feet), ground-floor commercial space (3,287 square feet) and two levels of subterranean parking/storage areas (38,651 square feet). The project includes an Affordable Housing Density Bonus and deviations as allowed by the Mid-City Communities Planned District Ordinance (MCCPDO). The vacant 0.48-acre project site is located at 4075 Park Boulevard, at the southeast corner of Park Boulevard and Polk Avenue, in the CL-2 Zone of the MCCPDO, the Transit Area Overlay Zone and the Federal Aviation Administration (FAA) Part 77 Noticing area, within the Greater North Park Community Plan area. Previously Certified Mitigated Negative Declaration. Report No. HO-16-017.

RECOMMENDATION:

Approve