

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 1, 2018
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 A.M.**

NOTE: *Land Use Hearings are held at 9:00 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: Duke Fernandez

- 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: **BAY VIEW TM - PROJECT NO. 527680**
City Council District: 2; Plan Area: Clairemont Mesa

STAFF: Paul Godwin

Tentative Map to subdivide an existing commercial site developed with a motel and commercial uses into two lots. The project scope includes a request to waive the requirement to underground existing overhead utilities. The 1.77-acre site is located at 2575-2585 Clairemont Drive, in the CC-1-3 zone, within the Clairemont Mesa Community Plan area. Exempt from the California Environmental Quality Act (CEQA). [Report No. HO-18-047.](#)

RECOMMENDATION:

Approve

- ITEM – 5: **CHEROKEE SOUTH LOT - PROJECT NO. 548558**
City Council District: 9; Plan Area: Mid-City

STAFF: Paul Godwin

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Tentative Map and Site Development Permit to allow the construction of one additional residential unit on a site developed with two existing units, to create a total of three units onsite. The project includes a small lot subdivision to allow each of the three units to be sold individually and a request to waive the requirement to underground existing overhead utilities. The 0.16-acre site is located at 4044-4046 Cherokee Avenue, in the RM-1-2 zone and Central Urbanized Planned District CT-5-4 zone, within the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from the California Environmental Quality Act (CEQA). [Report No. HO-18-048](#).

RECOMMENDATION:

Approve

ITEM – 6: **LEON AT LAUREL TOWNHOMES - PROJECT NO. 5595092**
City Council District: 3; Plan Area: Uptown

STAFF: Anthony Bernal

Tentative Map Waiver for the creation of four residential condominium units in an under-construction development at 582, 586, 590, and 594 West Laurel Street. The 0.13-acre site is located in the RM-3-7 zone within the Uptown Community Plan area. The project site is within an urban, developed residential neighborhood, surrounded by single- and multi-family development on all sides. The site fronts on Laurel Street and is accessed from Union Street. All existing utility services fronting the site are currently by underground conduits, and all utility services to the site will be underground with proper utility permits. Exempt from the California Environmental Quality Act (CEQA). [Report No. HO-18-052](#).

RECOMMENDATION:

Approve

ITEM – 7: **FELSPAR - PROJECT NO. 580911**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Karen Bucey

The project site is addressed as 2112 and 2114 Felspar Street in the Multiple Dwelling Unit Residential (RM-1-1) Zone and the Pacific Beach Community Plan Area. The project proposes a Map Waiver for the condominium conversion of an existing 2,351-square foot residence and a proposed new 2,226-square foot residence over a garage on a 0.14-acre site. [Report No. HO-18-054](#).

RECOMMENDATION:

Approve

ITEM – 8: **MATSUBARA RESIDENCE - PROJECT NO. 578098**
City Council District: 2; Plan Area: Peninsula

STAFF: Karen Bucey

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The project site is located at 516 Tarento Drive in the Residential RS-1-7 Zone, Coastal (Appealable) Overlay Zone, and Peninsula Community Plan and Local Coastal Program. The project proposes the demolition of the existing bedroom, bath, and laundry area (previous garage conversion) and the construction of a 795-square-foot addition for a total of 2,600-square-foot residential unit, inclusive of the attached two-car garage on a 0.17-acre site. The proposed addition and whole residential remodel and will remove a previous garage conversion and create a three-bedroom, two-bath residence. [Report No. HO-18-045](#).

RECOMMENDATION:

Approve

ITEM – 9: **MOHAWK SDP/TM - PROJECT NO. 539538**
City Council District: 9; Plan Area: College

STAFF: Derrick Johnson

COLLEGE AREA: (Process 3) Tentative Map and Site Development Permit for the subdivision of one parcel into three single family residential lots and the development of two new single-family residences in accordance with the small lot subdivision regulations. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. Council District 9. [Report No. HO-18-058](#).

RECOMMENDATION:

Approve

ITEM – 10: **KNAUSS SPA CDP/SDP - PROJECT NO. 578166**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit/Site Development, to Amend the previously approved Coastal Development Permit/Sensitive Coastal Resource Permit No. 89-0762, for an addition of a spa and equipment enclosure to a property containing an existing single-family residence. The 0.20-acre site is located at 301 Sea Ridge Drive, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, within the First Public Roadway and within the La Jolla Community Plan area. [Report No. HO-18-060](#).

RECOMMENDATION:

Approve

ITEM – 11: **8333 CALLE DEL CIELO - PROJECT NO. 596085**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

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Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct a two-story, 5,958-square-foot single dwelling unit located at 8333 Calle Del Cielo. The project scope includes a 2,283-square-foot subterranean garage/basement and 400-square-foot detached pool house. The 0.46-acre site is in the Coastal (Non-Appealable) Overlay Zone and the Single-Family Zone of La Jolla Shores Planned District. Exempt from Environmental. [Report No. HO-18-063](#).

RECOMMENDATION:

Approve