

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 17, 2019  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 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: 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:      **\*SIDE LLC - PROJECT NO. 571249**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Karen Bucey**

Coastal Development Permit and Site Development for the development of two legal parcels. Parcel A is a 0.37-acre site that currently contains a two-story 3,126-square foot dwelling unit proposed for remodel and addition into a three-level, 6,994-square-foot dwelling unit. Parcel B is 0.26-acre site containing hardscape, retaining walls, staircase, deck and storage accessory improvements. The proposed project will demolish the existing improvements and construct a three-level 8,570-square foot dwelling unit. The two-lot project site, totaling 0.63-acres, is located at 7687 Hillside Drive in the in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal (Non-Appealable), Coastal Height Limitation, and Parking Impact (Coastal) Overlay Zones in the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Mitigated Negative Declaration No. 571249. Report No. [HO-19-036](#).

## HEARING OFFICER DOCKET OF APRIL 17, 2019

### **RECOMMENDATION:**

Approve

ITEM – 5:      **MAROUF RESIDENTIAL COMPANION UNIT - PROJECT NO. 614351**  
City Council District: 1; Plan Area: La Jolla

### **STAFF: Xavier Del Valle**

Coastal Development Permit and Site Development Permit to enlarge an existing 698-square-foot (SF) companion unit located over an existing garage. The project proposes to enclose the companion unit's existing deck by 499 SF to create a 1,197 SF companion unit. The 0.29-acre project site is located at 2465 Hidden Valley Road and is currently developed with a two-story, single-family residence in the Single-Family Zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Exempt from Environmental Report No. [HO-19-042](#).

### **RECOMMENDATION:**

Approve