

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 7, 2019
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.** For additional information please see California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/ceqa>.*

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Hearing Officer meeting agenda items which are distributed to the Hearing Officer prior to and during the Hearing Officer meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Hearing Officer Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Hearing Officer meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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: ***ABBOTT RESIDENCE - PROJECT NO. 538814**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

HEARING OFFICER DOCKET OF AUGUST 7, 2019

Coastal Development Permit, amending previously approved Coastal Development Permit No. 522763, and Site Development Permit for the construction of a first and second story addition/remodel to an existing single-family dwelling unit and an addition to two detached garages for a total of 4,370-square-feet of new construction to the existing, 7,361-square-foot single-family residence over existing basement, resulting in a total of 11,731-square-feet of building floor area on a 1.37-acre property. The project site is located at 6340 Camino de la Costa, in the RS-1-5 Zone, Coastal (Appealable Area) Overlay Zone, Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), First Public Roadway, Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone. Negative Declaration No. 538814. Report No. [HO-19-070](#).

RECOMMENDATION:

Approve

ITEM – 5: **4253 MISSION BOULEVARD - PROJECT NO. 624557**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Derrick Johnson

Vesting Tentative Map and Coastal Development Permit to subdivide a mixed-used development currently under construction into 16 residential condominiums and five commercial condominiums. The 0.13-acre site is located at 4253 Mission Boulevard in the CV-1-2 Zone, the Coastal Overlay zone (Appealable), the Coastal Height Limitation Overlay zone, the Parking Impact Overlay zone (PIOZ-Beach-Impact & PIOZ-Coastal-Impact), the Residential Tandem Overlay zone, the Transit Area Overlay zone, within the Pacific Beach Local Coastal Program and Community Plan Area. This development is within the Coastal Overlay Zone (Non Appealeable). Exempt from Environmental. Report No. [HO-19-071](#).

RECOMMENDATION:

Approve

ITEM – 6: **818-820 SAN LUIS REY PLACE - PROJECT NO. 611045**

City Council District: 2; Plan Area: Mission Beach

STAFF: Tim Daly

Coastal Development Permit to demolish an existing duplex and to construct a new, three-story residential apartment duplex totaling 2,520 square feet located at 818 and 820 San Luis Rey Place. The 0.06-acre site is located in the Mission Beach Planned District Residential Base Zone (MBPD-R-S), Airport Influence Area (SDIA/ Review Area 1), Airport Noise Contour (SDIA/ 60-65 CNEL), FAA Part 77 Notification Area (SDIA/ 180' AMSL), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Coastal (Appealable) Overlay Zones within the Mission Beach Community Plan. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. [HO-19-065](#).

HEARING OFFICER DOCKET OF AUGUST 7, 2019

RECOMMENDATION:

Approve

ITEM – 7: ***TIJUANA RIVER VALLEY CAMPGROUND - PROJECT NO. 630639**
City Council District: 8; Plan Area: Tijuana River Valley

STAFF: Angela Nazareno

Coastal Development Permit and Site Development Permit to construct a County of San Diego Campground and Nature Education Activity Center within a 78-acre site owned by the County. The project includes a multi-use campground (no hook-ups) and equestrian facility with an outdoor nature education center that would be available to overnight campers, equestrian owners, and school groups. The site is zoned OF-1-1 & AR-1-1 and located west of Saturn Boulevard on Monument Road within the Tijuana River Valley Community Plan area. The project is also within the Coastal Overlay (Appealable) zone and Multiple Habitat Planning Area (MHPA). Report No. [HO-19-074](#).

RECOMMENDATION:

Approve