

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 19, 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: **OAK PARK BRANCH - PROJECT NO. 598002**
City Council District: 9; Plan Area: Mid-City/City Heights

STAFF: Golsa Soraya

Site Development Permit, Process 3, to allow the improvement and enhancement to an existing 2.1 mile segment of multi-use public trail. The project is located along Chollas Creek from Sunshine Berardini Park along Oak Park Branch of Chollas Creek to the intersection of Chollas Parkway and 54th Street. The improvements will include creating a 6-foot wide trail from Mina Street and Salta Lane along Chollas Parkway, leveling and trimming vegetation along the 4-foot wide trails, installing two multi-use (pedestrian and bicycle) bridges, installing 12 wayfinding signs, installing two interpretive signs at outlook points, installing four information kiosks, creating an ADA-compliant loop trail at Isabel Street, and closing unauthorized social trails. The trail will remain four feet wide wherever it is currently four feet wide, including all areas designated as Multi-Habitat Planning Area (MHPA), except for the 6-foot wide section from Mina Street to Salta Lane. The project is in City-owned Open Space, Multi-Habitat Planning Area, and Environmentally Sensitive Lands (sensitive

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biological resources) within the OP-2-1 (Open Space) Base Zone, Council District 4 and 9. Exempt from Environmental. Report No. [HO-18-118](#).

RECOMMENDATION:

Approve

ITEM – 5: **6TH AT NORTH PARK WAY - PROJECT NO. 593192**
City Council District: 3; Plan Area: North Park

STAFF: Anthony Bernal

Tentative Map Waiver for the creation of six condominium units currently under construction (Project No. 493764) located at 3047 North Park Way. The 0.14-acre site is located in the RM-3-8 zone within the Greater North Park Community Plan area in Council District 3. Exempt from Environmental. Report No. HO-18-119.

RECOMMENDATION:

Approve

ITEM – 6: **SCENIC RESIDENCE - PROJECT NO. 446152**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Site Development Permit (SDP) for Environmentally Sensitive Lands to construct a two-story, 9,415-square-foot single dwelling unit with attached, 965-square-foot garage on a vacant lot located at 6083 La Jolla Scenic Drive South. The project also proposes an Easement Vacation of a sewer easement and a Variance to exceed the maximum front yard paving requirement due to the nature of the flag-shaped site. The 1.37-acre site is in the RS-1-1 zone of the La Jolla Community Plan area within Council District 1. Exempt from Environmental. Report No. [HO-18-094](#).

RECOMMENDATION:

Approve

ITEM – 7: ***SPINDRIFT - PROJECT NO. 584820**
City Council District: 1; Plan Area: La Jolla Shores

STAFF: Karen Bucey

Coastal Development Permit and Site Development Permit for the demolition of an existing dwelling unit and the construction of a 7,992-square-foot, two-story dwelling unit over basement, new pool, open cabana with second story, 502-square-foot guest quarters, landscape improvements, and off-street parking. The 0.57-acre site is located at 1834 Sprindrift Drive in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Sensitive Coastal, FEMA Floodway & Floodplains, Alquist-Priolo Earthquake Fault, Parking (Beach and Coastal), Residential Tandem, Transit Area, and Transit Priority Area Overlay Zones as well as within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on

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November 16, 2017. Mitigated Negative Declaration No. 584820. Report No. HO-18-121.

RECOMMENDATION:

Approve

ITEM – 8:

ALSTON DUPLEX - PROJECT NO. 556840

City Council District: 2; Plan Area: Mission Beach

STAFF: Karen Bucey

Coastal Development Permit and Tentative Map for the demolition of an existing residence and the creation of two 3-story, residential duplex condominium units with a combined total of 4,926 square feet. The 0.103-acre site is located at 3816 Bayside Walk in the R-N Zone of the Mission Beach Planned District, Coastal (Appealable); Coastal Height Limit; First Public Roadway; Parking Impact (Beach); Residential Tandem Parking; Transit Area, and Transit Priority Area Overlay Zone within the Mission Beach Community Plan area. This development is within the Coastal Overlay zone and the application was filed on November 16, 2017. Exempt from Environmental. Report No. HO-18-122.

RECOMMENDATION:

Approve