

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JANUARY 24, 2018  
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: Raynard Abalos

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:     ***Expedite***

**TOULON RESIDENCE - PROJECT NO. 390422**

City Council District: 2; Plan Area: Mission Beach

**STAFF: William Zounes**

Coastal Development Permit for the demolition of a 1,287 square-foot single family dwelling unit and construction of a new, three-bedroom 1,431 square-foot, three-story single family dwelling unit with an attached two-car garage on a 0.03-acre site located at 824 Toulon Court. As a component of the application, the project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project is located within the Mission Beach Planned District R-N Zone and Coastal (appealable) Overlay Zone in the Mission Beach Precise Plan and Local Coastal Program Area, Council District 2. This

## HEARING OFFICER DOCKET OF JANUARY 24, 2018

development is within the Coastal Overlay zone and the application was filed on January 16, 2015. Exempt from Environmental. Report No. HO-18-001.

**RECOMMENDATION:**

Approve

ITEM – 5: **11<sup>TH</sup> & BROADWAY MAP WAIVER - PROJECT NO. 477896**

City Council District: 3; Plan Area: Downtown

**STAFF: Paul Godwin**

Tentative Map Waiver to allow the creation of 618 residential and eight commercial condominium units in an approved/under construction project located a 0.9-acre site at 941 11<sup>th</sup> Avenue, bordered by 11<sup>th</sup> Avenue, E Street, Park Boulevard and Broadway. The site is located in the R Zone of the Centre City Planned District, within the Downtown Community Plan area. Exempt from Environmental. Report No. HO-18-002.

**RECOMMENDATION:**

Approve