

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 21, 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: 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: **FAIRMOUNT & EL CAJON TENTATIVE MAP - PROJECT NO. 565124**
City Council District: 9; Plan Area: Mid-City

STAFF: Paul Godwin

Tentative Map for the creation of four residential condominium units and four commercial condominium units. The 1.78-acre site is located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue in the CUPD-CU-2-4 zone within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan area. Exempt from Environmental. Report No. HO-18-008.

RECOMMENDATION:

Approve

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ITEM – 5: **UNDERSTORY - PROJECT NO. 508313**
City Council District: 3; Plan Area: Uptown

STAFF: Paul Godwin

Site Development Permit (Mid-City Communities Development Permit) to allow the demolition of three existing residential units and the construction of a six-unit, three-story, 7,576-square-foot multi-family residential structure with seven parking spaces, including deviations for the development standards. The 0.16-acre project site is located at 3953, 3955 and 3957 9th Avenue, in the CC-3-8 Zone, within the Uptown Community Plan area. This project was reviewed under the NP-1 Zone of the Mid-City Communities Planned District Ordinance, which was in effect when the project was deemed complete. Exempt from Environmental. Report No. HO-18-009.

RECOMMENDATION:

Approve

ITEM – 6: **PERRY STREET RESIDENCE - PROJECT NO. 529457**
City Council District: 2; Plan Area: Peninsula

STAFF: Glenn Gargas

Coastal Development Permit, Neighborhood Development Permit (due to the site containing Environmentally Sensitive Lands) and Variance (reduce rear setback to 5 feet.) to demolish an existing single family residence, detached garage and construct a two story single-family residence with attached garage and deck totaling 5,159 square-feet. The Variance is requested to reduce the rear yard setback from the required minimum of 13 feet to 5 feet. The 0.22-acre site is located at 2826 Perry Street, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal-Impact), Airport Influence Areas Overlay Zone (SD International Airport - Review Area 2), the FAA Part 77 Noticing Area Overlay Zone (SD International Airport threshold at 140 feet MSL & North Island NAS threshold at 81 feet MSL), and within the Peninsula Community Plan area. This development is within the Coastal Overlay zone and the application was filed on February 1, 2017. Exempt from Environmental. Report No. HO-18-010.

RECOMMENDATION:

Approve

ITEM – 7: **COAST WALK TRAIL SLOPE FAILURE - PROJECT NO. 576433**
City Council District: 1; Plan Area: La Jolla

STAFF: Peter Kann

Coastal Development Permit and Site Development for work within a coastal bluff. The proposed scope of work would include construction of approximately 60 feet of new four-foot wide trail located approximately 10 feet to the east and adjacent to the

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existing trail (to be abandoned) connecting back to the existing trail. The project would include construction of new wood stairs from the easterly end of the pedestrian bridge up the slope towards Coast Walk Road, removal of existing railing and stairs east of the pedestrian bridge (HRB designated resources #288) will not be affected by the proposed project. The entire project is bounded by the Pacific Ocean to the north, residential uses to the south, Coast Walk Trail to the east and west. The project is located within the Coastal Overlay Zone (Appealable), Open Space Base Zone, and the La Jolla Community Planning Area. This development is within the Coastal Overlay zone and the application was filed on November 28, 2017. Exempt from Environmental. Report No. HO-18-013.

RECOMMENDATION:

Approve