

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 18, 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: **PARC POINTE MAP WAIVER - PROJECT NO. 562521**
City Council District: 3; Plan Area: Uptown

STAFF: Hugo Castaneda

Tentative Map Waiver for the subdivision to create five residential condominium units currently under construction, and to waive the requirement to underground existing overhead utilities at 3535 3rd Avenue. The 0.155-acre site is located in the RM-3-9 zone of the Uptown Community Plan area. Exempt from Environmental Report No. HO-18-026.

RECOMMENDATION:

Approve

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ITEM – 5: **DIEGO HILLS PUBLIC CHARTER - PROJECT NO. 517244**
City Council District: 9; Plan Area: Mid-City

STAFF: Paul Godwin

Conditional Use Permit (CUP) to allow the operation of a 25,533-square-foot, grade 9-12 charter school within an existing 99,999-square-foot commercial shopping center located at 4348 54th Street, in the CU-2-4 zone of the Central Urbanized Planned District, within the City Heights neighborhood of the Mid-City Communities Plan area. No expansion of the existing development is proposed with this project. Exempt from Environmental. Report No. HO-18-025.

RECOMMENDATION:

Approve

ITEM – 6: ***TIVYAN SDP - PROJECT NO. 412254**
City Council District: 5; Plan Area: Rancho Encantada

STAFF: Martha Blake

Site Development Permit to construct a 2,950-square-foot, single-story, single dwelling unit with detached 872-square-foot, two-car garage. The 2.79-acre site is located at 11275 Beeler Canyon Road in the RS-1-8 zone within the Rancho Encantada Community Plan area. Mitigated Negative Declaration No. 412254. Report No. HO-18-028.

RECOMMENDATION:

Approve

ITEM – 7: **SAVANNAH STREET - PROJECT NO. 535391**
City Council District: 2; Plan Area: Linda Vista

STAFF: Martha Blake

Site Development Permit and Tentative Map Waiver for the demolition of an existing single dwelling unit; the subdivision of one lot into four lots; and the development of four single dwelling units totaling approximately 9,286 square feet (dwelling units range from 2,190 to 2,488 square feet per unit). The 0.29-acre site is located at 5053 Savannah Street in the RM-1-1 zone in the Linda Vista Community Plan area, Campus Impact Parking Overlay Zone, and FAA Part 77 Noticing Area and Airport Influence Area for SDIA Lindbergh Field. Exempt from Environmental. Report No. HO-18-029.

RECOMMENDATION:

Approve

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ITEM – 8: **ABBOTT AND MUIR - PROJECT NO. 384058**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Francisco Mendoza

Coastal Development Permit, Site Development Permit and Tentative Map for the construction and small-lot-subdivision of three (3), two-story single dwelling units with attached garages (approximately 1,300 square feet each), located at the corner of Abbott Street and Muir Avenue (2150 1/3 Abbott Street). The 0.172-acre vacant lot is within the Coastal Overlay Zone and the application was filed on October 17, 2014. Exempt from Environmental. Report No. HO-18-031.

RECOMMENDATION:

Approve

ITEM – 9: ***PASEO DEL OCASO - PROJECT NO. 556415**
City Council District: 1; Plan Area: La Jolla

STAFF: Francisco Mendoza

Coastal Development Permit and Site Development Permit for the demolition of a dwelling unit and construction of a 3,316-square-foot dwelling unit located at 8247 Paseo del Ocaso. The project includes a 1,110-square-foot subterranean basement. The 0.12-acre lot is in the SF Zone of the La Jolla Shores Planned District. The project is within the Coastal Overlay Zone and the application was filed on July 26, 2017. Mitigated Negative Declaration No. 556415. Report No. HO-18-032.

RECOMMENDATION:

Approve

ITEM – 10: **3135 HUGO MAP WAIVER - PROJECT NO. 562431**
City Council District: 2; Plan Area: Peninsula

STAFF: Derrick Johnson

Tentative Map Waiver for the creation of four residential condominium units (currently under construction) located at 3135 Hugo Street in the RM-3-7 Zone, within the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-18-033.

RECOMMENDATION:

Approve

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ITEM – 11: **VOLTAIRE - PROJECT NO. 490282**
City Council District: 2; Plan Area: Peninsula

STAFF: John S. Fisher

Coastal Development Permit and Site Development Permit to allow the construction of two individual buildings on two individual lots. Each lot with one 717-square-foot commercial unit at street level and a 312-square foot garage and two residential dwelling units; one 1,380-square-foot unit and a second 1,358-square-foot unit, for a project total of 7,534-square-feet square feet on a 0.19-acre site located at 4294 Voltaire Street in the CC-3-5 zone, Coastal Overlay Zone and CPIOZ-B within the Peninsula community plan area in Council District 2. This development is within the Coastal Overlay Zone and the application was filed on August 19, 2016. Exempt from Environmental. Report No. HO-18-019.

RECOMMENDATION:

Approve