

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 21, 2016
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 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: 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.**

~Continued from August 24, 2016

ITEM – 4: **7-11 3911 UNIVERSITY AVENUE - PROJECT NO. 442481**
City Council District: 9; Plan Area: City Heights

STAFF: Derrick Johnson

Conditional Use Permit to allow the transfer of an existing Type 20 Beer and Wine License, for off-site consumption, located at 3805 University Avenue, to a newly constructed 2,150-square-foot, 7-Eleven convenience store located at 3911 University Avenue, within the City Heights Community Plan Area. Exempt from Environmental. Report No. HO-16-056.

RECOMMENDATION:

Approve

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ITEM – 5: **6TH AND HAWTHORN TOWNHOMES - PROJECT NO. 443861**

City Council District: 3; Plan Area: Uptown

STAFF: Renee Mezo

Site Development Permit and Tentative Map Waiver application for the demolition of an existing vacant private school and for the construction of 21 townhome units (for sale). The 0.58-acre site is located at 525 Hawthorn Street between 5th and 6th Avenues and is in the CV-4 and MR-800B zones of the Mid-City Community Planned District within the Uptown Community Plan Area. The project site is also within the Airport Approach, Airport Influence Area, Federal Aviation Authority Part 77, Tandem Parking and Transit Area Overlay Zones. Exempt from Environmental. Report No. HO-16-060.

RECOMMENDATION:

Approve

ITEM – 6: **WU RESIDENCE - PROJECT NO. 361774**

City Council District: 1; Plan Area: La Jolla

STAFF: John S. Fisher

Site Development Permit and Coastal Development Permit to allow the demolition of an existing structure and construction of a 7,345 square feet two-story single family dwelling unit with basement at 7615 Hillside Drive. The site is located in the La Jolla Shores Planned District-Single Family Zone, Coastal and Coastal Height Overlay Zones within the La Jolla Community Plan in Council District 1. Exempt from Environmental. Report No. HO-16-061.

RECOMMENDATION:

Approve

ITEM – 7: **FERREIRA CDP - PROJECT NO. 430350**

City Council District: 2; Plan Area: Peninsula

STAFF: Francisco Mendoza

Coastal Development Permit to construct a 685-square-foot addition, 486-square-foot storage, and 371-square-foot deck to an existing dwelling unit located at 301 San Fernando Street. The 0.15-acre site is located in the RS-1-4 Zone, the Coastal and Coastal Height Limitation Overlay, First Public Roadway, and Coastal Parking Impact Overlay Zones within the Peninsula Community Plan in Council District 2. Exempt from Environmental. Report No. HO-16-065.

RECOMMENDATION:

Approve

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~It is anticipated that this item will be withdrawn.

ITEM – 8: **3295 PALM AVENUE CUP - PROJECT NO. 481061**
City Council District: 8; Plan Area: Otay Mesa-Nestor

STAFF: Firouzeh Tirandazi

Conditional Use Permit for an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption, in accordance with a Type 20 Alcohol and Beverage Control (ABC) License, from a future convenience store located at 3295 Palm Avenue. The 0.52-acre site is in the CC-2-3 Zone within the Otay Mesa Nestor Community Plan Area. Exempt from Environmental. Report No. HO-16-068.

RECOMMENDATION:

Approve