

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 9, 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.**
- ITEM – 4: ***PRESTWICK RESIDENCE - PROJECT NO. 449597**
City Council District: 1; Plan Area: La Jolla

STAFF: Firouzeh Tirandazi

Coastal Development Permit and Site Development Permit to allow the demolition of an existing dwelling unit and attached garage, and the construction of an approximately 5,350-square-foot dwelling unit consisting of a 4,180-square-foot first floor with a 907-square-foot three-car garage, and a 263-square-foot covered entry patio over a 1,836-square-foot basement. The 0.50-acre project site is located at 8194 Prestwick Drive, in the Single Family (SF) Zone of the La Jolla Shores Planned District, and the Coastal (Non-Appealable Area 2), Coastal Height Limitation, and the Parking Impact (Coastal Impact Area) Overlay Zones, within the La Jolla Community Plan area. Mitigated Negative Declaration No. 449597. Report No. HO-16-067.

RECOMMENDATION:

Approve

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ITEM – 5: ***COLE DUPLEX - PROJECT NO. 381810**
City Council District: 3; Plan Area: Old Town

STAFF: Jeffrey Robles

Site Development Permit to demolish a one car garage and construct a two-story, two-unit, 1,864-square-foot building on a lot with an existing one story residence. The 0.12-acre site is located at 2544 Juan Street in the Multi-Family Zone of the Old Town Planned District within the Old Town Community Plan area. Mitigated Negative Declaration No. 381810. Report No. HO-16-071.

RECOMMENDATION:

Approve

ITEM – 6: **PARK AVENUE APARTMENTS - PROJECT NO. 491854**
City Council District: 8; Plan Area: San Ysidro

STAFF: Renee Mezo

Site Development Permit for the construction of five residential dwelling units on two contiguous lots. The 0.33-acre project site is located at 260 and 262 East Park Avenue in the RM-1-1 zone of the San Ysidro Community Plan. The site is also within the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone. Exempt from Environmental. Report No. HO-16-072.

RECOMMENDATION:

Approve

ITEM – 7: **TORREY PINES SLOPE RESTORATION - PROJECT NO. 236131**
City Council District: 1; Plan Area: La Jolla

STAFF: John Fisher

Site Development Permit and Coastal Development Permit to allow the restoration and stabilization of an existing slope along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-four foot high soil-nails retaining wall within the La Jolla Community Plan in Council District 1. This development is within the Coastal Overlay zone and the application was filed on June 30, 2011. Exempt from Environmental. CAP Checklist cleared on 11/2/2016. Report No. HO-16-073.

RECOMMENDATION:

Approve

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ITEM – 8: ***CARDENAS RESIDENCE - PROJECT NO. 445629**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit to demo an existing residence and construct a two-story, single dwelling unit, with an attached two-car garage totaling 6,698 square-feet on a 11,878 square-foot property. The project site is located at 8466 El Paseo Grande, in the SF Zone of the La Jolla Shores Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on October 20, 2015. Mitigated Negative Declaration No. 445629. Report No. HO-16-077.

RECOMMENDATION:

Approve