

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 15, 2017
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: *Expedite*
KEELER COURT APARTMENTS - PROJECT NO. 514520
City Council District: 9; Plan Area: Southeast San Diego

STAFF: Will Zounes

Site Development Permit for a 71 Unit, 78,939 square-foot, four-story multi-family development with eight affordable housing units. The project will utilize the affordable housing density bonus provisions with incentives to development regulations, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The property is located at 1290 Keeler Court in the RM-2-5 zone of the Southeastern San Diego Community Plan Area in Council District 9. Exempt from Environmental. Report No. HO-17-006.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF FEBRUARY 15, 2017

ITEM – 5: **ESTEREL DRIVE - PROJECT NO. 480979**
City Council District: 1; Plan Area: La Jolla

STAFF: Gaetano Martedi

Site Development Permit for the demolition of existing single dwelling unit and construction of a single dwelling unit with a companion unit for a total of 6,129 square feet located at 7734 Esterel Drive in the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-17-005.

RECOMMENDATION:

Approve

ITEM – 6: **LOUISIANA CONDOS MAP WAIVER - PROJECT NO. 447621**
City Council District: 3; Plan Area: Greater North Park

STAFF: Paul Godwin

Tentative Map Waiver to allow the creation of three residential condominium units in an under-construction development located on a 0.2-acre site at 3741-3745 Louisiana Street, in the RM-1-1 Zone. Exempt from Environmental. Report No. HO-17-007.

RECOMMENDATION:

Approve

ITEM – 7: ***BALBOA EXPRESS CAR WASH - PROJECT NO. 469903**
City Council District: 6; Plan Area: Clairemont Mesa

STAFF: Francisco Mendoza

Site Development Permit for the construction of a 3,822-square-foot automated car wash with associated vacuuming stations located at 6066 Balboa Avenue. The 0.522-acre vacant lot is within the CC-1-3 Zone of the Clairemont Mesa Community Planning area. Negative Declaration No. 469903. Report No. HO-17-008.

RECOMMENDATION:

Approve