

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 12, 2017  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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: Duke Fernandez

- 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:      **JONES RESIDENCE - PROJECT NO. 432689**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit (due to location within La Jolla Shores Planned District) to demolish an existing single family dwelling unit and construct a two-story, single dwelling unit, with an attached three car garage totaling 4,873 square-feet on a 15,300 square-foot property. The project site is located at 2315 Rue De Anne, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Coastal Parking Impact Overlay Zone and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on November 17, 2015. Exempt from Environmental Report No. HO-17-019.

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF APRIL 12, 2017

ITEM – 5: **7435 & 7437 EADS CDP/MW - PROJECT NO. 506361**

City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Tentative Map Waiver to convert two existing, two-story, detached dwelling units, totaling 3,723-square-feet, into condominium ownership on a 0.16-acre property, with a requested waiver of the requirement to underground overhead utilities. The project site is located at 7435-7437 Eads Avenue in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Overlay Zone, Potential Historic District, Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone. This application was filed on September 23, 2016. Exempt from Environmental. Report No. HO-17-024.

**RECOMMENDATION:**

Approve

ITEM – 6: **BALBOA CHICK-FIL-A - PROJECT NO. 471551**

City Council District: 6; Plan Area: Clairemont Mesa

**STAFF: Firouzeh Tirandazi**

Site Development Permit to demolish an existing vacant building and construct a new 1,999-square-foot restaurant with drive-thru service. The 0.73-acre project site is located at 5955 Balboa Avenue in the CC-1-3 Zone and the Community Plan Implementation Overlay Zone-B within the Clairemont Mesa Community Plan area and Council District 6. Exempt from Environmental. Report No. HO-17-020.

**RECOMMENDATION:**

Approve

ITEM – 7: **PHILLIPS RESIDENCE - PROJECT NO. 490122**

City Council District: 2; Plan Area: Mission Beach

**STAFF: Tim Daly for Jeff Robles**

Coastal Development Permit for the demolition of two single dwelling units and construction of one single family residence at 3774 and 3784 Bayside Walk within the Mission Beach Precise Plan area. This development is within the Coastal Overlay zone and the application was filed on June 13, 2016. Exempt from Environmental. Report No. HO-17-022.

**RECOMMENDATION:**

Approve