

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 19, 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: 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: *Expedite*
***ELKINS RESIDENCE - PROJECT NO. 463101**
City Council District: 1; Plan Area: La Jolla

STAFF: Karen Bucey

Coastal Development Permit and Site Development Permit to demolish an existing single-family residence with attached garage and to construct a two-story single family residence with basement, roof deck, and attached garage. The development includes 5,377 square feet of habitable area, a 532 square foot garage, and 2,639 square feet of basement. This development is within the Coastal Overlay zone and the application was filed on December 21, 2015. Mitigated Negative Declaration No. 463101. Report No. HO-17-010.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF APRIL 19, 2017

Expedite

ITEM – 5: ***TWENTY-EIGHT - PROJECT NO. 456328**

City Council District: 3; Plan Area: Greater Golden Hill

STAFF: Jeffrey A. Peterson

Site Development Permit for the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project contains 20 one-bedroom apartment units and 14 studio apartment units. The 0.361-acre site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is also located in the Airport Influence Area Review Area 1 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan. The project is located in the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP, and within the Federal Aviation Administration Part 77 Notification area. Mitigated Negative Declaration No. 456328. Report No. HO-17-023.

RECOMMENDATION:

Approve