

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 26, 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: **SHOUGH RESIDENCE - PROJECT NO. 484369**
City Council District: 1; Plan Area: La Jolla

STAFF: Karen Bucey

Coastal Development Permit and Site Development Permit for the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site at 6436 Camino De La Costa. The roof level includes photovoltaic panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. This development is within the Coastal Overlay zone and the application was filed on July 21, 2016. Exempt from Environmental. Report No. HO-17-025.

RECOMMENDATION:

Approve

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ITEM – 5: **NILE STREET CONDOMINIUMS - PROJECT NO. 412289**

City Council District: 3; Plan Area: North Park

STAFF: Karen Bucey

Site Development Permit and Map Waiver for the construction of four detached 1,349-square foot two-story residential condominium units on a 0.32 acre site. The project is located at 3571 Nile Street in the MR-3000 zone of the Mid-City Communities Planned District within the Greater North Park Community Planning area. Additionally, the site is in the Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, and the Transit Priority Area. The development includes photovoltaic panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program. The project application was deemed complete on April 16, 2015 and is utilizing the Greater North Park Community Plan and the Mid-City Communities Planned District regulations that were in effect at the time the project application was deemed complete. Exempt from Environmental. Report No. HO-17-021.

RECOMMENDATION:

Approve

ITEM – 6: **SWINDLE RESIDENCE - PROJECT NO. 443712**

City Council District: 1; Plan Area: La Jolla

STAFF: Gaetano Martedi

Site Development Permit and Coastal Development Permit for the demolition of an existing single family residence and for the construction of a new 8,617 square-foot single family residence. The 1.0-acre-site is located at 2488 Hidden Valley Road. This development is within the Coastal Overlay zone and the application was filed on September 8, 2015. Exempt from Environmental. Report No. HO-17-026.

RECOMMENDATION:

Approve

ITEM – 7: **7-11 CUP - PROJECT NO. 473225**

City Council District: 7; Plan Area: Linda Vista

STAFF: Tim Daly for Jeffrey W. Robles

Conditional Use Permit for the sale of beer and wine from a 2,060 square-foot retail store. The 0.68-acre site is located at 6110 Friars Road, Suite 100 in the CN-1-2 zone(s) of the Linda Vista Community Plan area. Exempt from Environmental. Report No. HO-17-027.

RECOMMENDATION:

Approve

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ITEM – 8: **PERRY STREET CDP - PROJECT NO. 467780**
City Council District: 2; Plan Area: Peninsula

STAFF: Tim Daly for Jeffrey W. Robles

Coastal Development Permit for a 1,524 square foot addition and 1,188 square foot second story and roof deck to an existing 1,614 square foot residence at 2920 Perry Street on a 0.172 acre site. This development is within the Coastal Overlay zone and the application was filed on January 22, 2016. Exempt from Environmental. Report No. HO-17-028.

RECOMMENDATION:

Approve