

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 20, 2017
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 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: ***TORRANCE 3 - PROJECT NO. 519307**
City Council District: 3; Plan Area: Uptown

STAFF: Jeffrey A. Peterson

Site Development Permit and Neighborhood Development Permit for the consolidation of ten existing lots into three lots through lot line adjustments and the construction of three detached single-family dwelling units totaling 8,334 square feet. Lot A contains a two-story, 2,545-square-foot unit with an attached carport; Lot B contains a three-story, 2,976-square-foot unit with an attached carport; and Lot C contains a two-story, 2,813-square-foot unit with a detached carport. The project also proposes an encroachment of a private 20-foot wide driveway and associated grading within the unimproved portion of the Torrance Street public right-of way and accessed from Dove Court, which will provide access to the three single-family dwelling units. The project site is located at 549 Torrance Street, east of Dove Court, in the RS-1-1 Zone within the Uptown Community Plan area. Additionally, the project site is within the Airport Land Use Compatibility Plan Noise Contours (CNEL) San Diego International Airport (SDIA) 60 CNEL, the Airport Influence Area (SDIA Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA and the

HEARING OFFICER DOCKET OF SEPTEMBER 20, 2017

North Island Naval Air Station). Mitigated Negative Declaration No. 519307. Report No. HO-17-052.

RECOMMENDATION:

Approve

- ITEM – 5: ***ALMAZON LOT 207 - PROJECT NO. 479840**
City Council District: 5; Plan Area: Rancho Penasquitos

STAFF: Karen Bucey

Site Development Permit for the construction of a 2,900-square-foot single-family dwelling unit with an attached 480-square-foot garage on a vacant 0.65-acre site. The project is located at 11470 Alamazon Street in the Rancho Peñasquitos Community Plan Low-Density Residential (0-1 dwelling unit per acre) land use designation and the RS-1-14 Zone. The site is within the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area and within Environmentally Sensitive Lands. Addendum to Mitigated Negative Declaration No. 6107. Report No. HO-17-058.

RECOMMENDATION:

Approve

- ITEM – 6: **RONSON COMMERCIAL CONDO CONVERSION - PROJECT NO. 535539**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Martha Blake

Tentative Map Waiver for the creation of eight commercial condominium units, no construction proposed. The 0.894-acre site is located at 8125 – 8135 Ronson Road, in the IL-2-1 (Industrial – Light) Zone within the Kearny Mesa Community Plan Area, and is currently developed with eight commercial units ranging in size from 955 square feet to 8,860 square feet. Exempt from Environmental. Report No. HO-17-057.

RECOMMENDATION:

Approve

- ITEM – 7: **7TH AND MARKET MAP WAIVER- PROJECT NO. 495101**
City Council District: 1; Plan Area: Downtown

STAFF: Renee Mezo

Tentative Map Waiver for the creation of 218 residential condominium units and twelve commercial condominium units. The 1.1-acre project site is located at 502 8th Avenue in the CCPD-ER (Centre City Planned District Employment/ Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a full block bounded by Market Street, Island Avenue and Seventh and Eighth Avenues. Exempt from Environmental. Report No. HO-17-059.

RECOMMENDATION:

Approve