

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 15, 2017
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
9:00 A.M.**

NOTE: *Land Use Hearings are held at 9:00 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: ***3060 BROADWAY - PROJECT NO. 525677**
City Council District: 3; Plan Area: Greater Golden Hill

STAFF: Will Zounes

Site Development Permit to develop a 28-unit, 26,887-square-foot multi-family for rent development (19,208 square feet of habitable area and 7,680 square feet of subterranean parking) with three affordable housing units. The complex will consist of two towers separated but connected by a subterranean parking garage and two pedestrian bridges at the second level and third level of the towers. The project is requesting density bonus and deviations to development regulations and has been determined to meet the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program based on its affordable housing contribution. The 0.33-acre site is located at 3060 Broadway within the GH-600 zone of the Golden Hill Planned District of the Greater Golden Hills Community Plan area, within the Airport Influence Overlay Zone, Federal Aviation Administration (FAA) Part 77 Noticing Area, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Council District 3. Mitigated Negative Declaration No. 525677. Report No. HO-17-068.

HEARING OFFICER DOCKET OF NOVEMBER 15, 2017

RECOMMENDATION:

Approve

- ITEM – 5: **831 SALEM COURT - PROJECT NO. 541692**
City Council District: 2; Plan Area: Mission Beach

STAFF: Martha Blake

Coastal Development Permit to demolish an existing single dwelling unit and construct a new, three-story, 1,728-square-foot, single dwelling unit with attached, 425-square-foot, two-car garage and roof deck. The 0.036-acre site is located at 831 Salem Court, within the MBPD-R-N zone of the Mission Beach Planned District, Coastal Overlay Zone (Appealable), First Public Roadway, Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area overlay zones within the Mission Beach Community Plan area. This development is within the Coastal Overlay zone and the application was filed on March 13, 2017. Exempt from Environmental. Report No. HO-17-077.

RECOMMENDATION:

Approve

- ITEM – 6: **SRI TENTATIVE MAP WAIVER - PROJECT NO. 539986**
City Council District: 3; Plan Area: Downtown

STAFF: Renee Mezo

Tentative Map Waiver application for the creation of one residential condominium unit and one commercial condominium unit (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone of the Downtown Community Plan. Exempt from Environmental. Report No. HO-17-079.

RECOMMENDATION:

Approve

- ITEM – 7: **BLUM TENTATIVE MAP - PROJECT NO. 430967**
City Council District: 9; Plan Area: College Area

STAFF: Derrick Johnson

Tentative Map for the subdivision of a 0.35-acre site into two parcels, the site has an existing single dwelling unit and detached garage. The site is located at 5115 63rd Street in RS-1-7 Zone of the College Area Community Plan area. Exempt from Environmental. Report No. HO-17-080.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF NOVEMBER 15, 2017

ITEM – 8: ***KRAMER CDP/SDP/TM - PROJECT NO. 528826**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Francisco Mendoza

Coastal Development Permit, Site Development Permit, and Tentative Map for a Small Lot Subdivision to create two legal lots, construct a second dwelling, and remodel the existing dwelling located at 803 Law Street. The existing dwelling proposes a remodel totaling 2,439 square feet. The second dwelling proposes construction totaling 2,811 square feet. The 0.144-acre site is located in the RM-1-1, Coastal (Non-Appealable) Overlay, and Coastal Height Limitation Overlay Zones within the Pacific Beach Community Plan area. Mitigated Negative Declaration No. 528826. Report No. HO-17-081.

RECOMMENDATION:

Approve