

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 15, 2016
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: Ken Teasley

- 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.**
- ~Continued from May 18, 2016
- ITEM – 4: **MISSION BOULEVARD MIXED USE - PROJECT NO. 431473**
City Council District: 2; Plan Area: Mission Beach

STAFF: Will Zounes

Coastal Development Permit for the construction of a mixed use commercial / residential building with two dwelling units on a vacant lot totaling 4,758 square feet of gross floor area. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent or the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.067-acre site is located at 3965-3967 Mission Boulevard within the Coastal Overlay zone (Appealable) within the MBPD-VC-N zone of the Mission Beach Planned District the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Local Coastal Program within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-16-029.

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RECOMMENDATION:

Approve

ITEM – 5: ***8438 PASEO DEL OCASO - PROJECT NO. 450023**
City Council District: 1; Plan Area: La Jolla

STAFF: Karen Bucey

Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct a two-story, 3,612 square foot dwelling unit with basement, roof deck, and attached 482 square foot garage on a 5,556 square foot lot at 8438 Paseo del Ocaso within the La Jolla Community Plan area. This development is within the Coastal (Appealable), zone and the application was filed on October 12, 2015.

RECOMMENDATION:

Approve

ITEM – 6: ***DAVIS RESIDENCE - PROJECT NO. 435040**
City Council District: 1; Plan Area: La Jolla

STAFF: Gaetano Martedi

Site Development Permit for an 1,118-square-foot addition to an existing single dwelling unit located at 8430 La Shores Drive, within the La Jolla Community Planning area. Mitigated Negative Declaration No. 435040. Report No. HO-16-033.

RECOMMENDATION:

Approve

ITEM – 7: **JONES ADDITION - PROJECT NO. 438999**
City Council District: 2; Plan Area: Peninsula

STAFF: Francisco Mendoza

Coastal Development Permit to construct a 527-square-foot addition to an existing dwelling unit located at 704 Tarento Drive. The 0.23-acre site is in the Coastal Overlay (Appealable) Zone and the RS-1-7 Zone within the Peninsula Community Planning area in Council District 2. Exempt from Environmental. Report No. HO-16-034.

RECOMMENDATION:

Approve

ITEM – 8: **KRAMER REMODEL MAP WAIVER - PROJECT NO. 444380**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Francisco Mendoza

Tentative Map Waiver to convert two residential dwelling units into residential condominium units. The 0.14-acre corner lot is located at 804 Beryl Street and 4615

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Mission Boulevard in the RM-1-1 zone. This development is within the Coastal Overlay Zone. Exempt from Environmental. Report No. HO-16-040.

RECOMMENDATION:

Approve