

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 23, 2011  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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.**

ITEM-4: *~Continued from December 15, 2010 & January 26, 2011*  
**10121 BARNES CANYON ROAD - PROJECT NO. 206492**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: Tim Daly**

Tentative Parcel Map to create two lots on a 7.25-acre site at 10121 Barnes Canyon Road in the IL-2-1, Airport Influence Area, and FAA Part 77 Overlay Zones within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-10-125

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF FEBRUARY 23, 2011

ITEM-5:        **\*MUIRLANDS - PROJECT NO. 199877**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Diane Murbach**

Coastal Development Permit and Vesting Tentative Parcel Map to demolish an existing 4,008 square foot single family residence and a 1,431 square foot garage with guest house, subdivide the parcel into two lots, and construct two new single family residences on each lot located at 6604 Muirlands Drive. The 0.47 acre property is located in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Construction for the southern lot includes a 4,955 square foot two story single family residence and garage. Construction for the northern lot includes a 5,476 square foot two story single family residence with a 1,255 square foot single level basement with living space and parking garage that are exempt from gross floor area. The development includes a swimming pool, spa, barbeque area, and landscaping on each new lot. The project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Each building will include photovoltaic panels on the roof of the residence supplying more than 50% of the project's total electrical energy consumption. Mitigated Negative Declaration No. 199877.  
Report No. HO-11-020

**RECOMMENDATION:**  
Approve

ITEM-6:        **1925 FELSPAR MAP WAIVER - PROJECT NO. 200609**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:        Jeffrey A. Peterson**

Map Waiver to waive the requirements for a Tentative Map for the subdivision of a 0.179-acre site to create five condominium ownerships from five residential units that are currently under construction. As a component, the proposed development will self-generate at least 50 percent of their electrical energy needs through photovoltaic technology (solar panels). The project site is located at 1921 through 1929 Felspar Street, on the south side of Felspar Street, between Lamont Street and Morrell Street. The site is located in the RM-2-5 Zone within the Pacific Beach Community Plan, the Coastal Height Limitation Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-11-013

**RECOMMENDATION:**  
Approve