

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 24, 2013
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: Gary Geiler

- 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: **CADENA RESIDENCE - PROJECT NO. 296187**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit to demolish an existing single-family dwelling unit and construct a three-story, 2,762 square-foot single-family dwelling unit with a 399 square-foot attached garage and accessory improvements. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels). The project site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place. The property is in the R-S Zone in the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Exempt from Environmental Report No. HO-13-035

HEARING OFFICER DOCKET OF APRIL 24, 2013

RECOMMENDATION:

Approve

ITEM – 5: ***RICKARDS RESIDENCE - PROJECT NO. 296189**

City Council District: 1; Plan Area: La Jolla

STAFF: Laura C. Black

Site Development Permit and Coastal Development permit for the demolition of the existing two-story single family residence and one-story accessory structure and the construction of a two-story, 3,870 square-foot, single family residence with an attached 537 square-foot two car garage and a 561 square-foot roof deck. The 5,500 square-foot site is located at 8469 Paseo Del Ocaso in the Single-Family Zone of the La Jolla Shores Planned District (LJSPD-SF Zone), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Program Area. The project is being processed in the Sustainable Expedite Program by integrating photovoltaic panels consistent with Council Policy 600-27 and 900-14 into the project. Mitigated Negative Declaration No. 296189. Report No. HO-13-037

RECOMMENDATION:

Approve

ITEM – 6: **WASHINGTON MOBIL - PROJECT NO. 293789**

City Council District: 3; Plan Area: Uptown

STAFF: Renee Mezo

Conditional Use Permit for a Type 20, Off-sale Beer and Wine at an existing Mobil gas station located at 1809 W. Washington Street in the MCCPD-CN-4 Zone of the Mid-City Communities Planned District, the Airport Approach Overlay Zone, the Transit Area Overlay Zone, and the FAA Part 77 Overlay Zones within the Uptown Community Plan. Exempt from Environmental. Report No. HO-13-035

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF APRIL 24, 2013

ITEM – 7: **BEVMO! MISSION VALLEY - PROJECT NO. 304943**
City Council District: 7; Plan Area: Mission Valley

STAFF: Tim Daly

Conditional Use Permit (CUP) for Type 21, Off-Sale General and Type 42, On-Sale Beer and Wine for Public Premises for the property located at 5644 Mission Center Road within the Mission Valley Planned District MV-CR Zone and FAA Part 77 Notification Overlay Zone. Exempt from Environmental. Report No. HO-13-042

RECOMMENDATION:

Approve