

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 10, 2014  
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: 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:    **OLIVER/FANUEL - PROJECT NO. 369870**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:       Jeffrey A. Peterson**

Coastal Development Permit and Tentative Map for the demolition of four existing residential buildings containing a total of seven units, and construction of four residential dwelling units, which two of the residential dwelling units will be condominium units on one lot and the remaining two units will be constructed on two separate legal lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in conformance with the criteria of the City's Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.28 acre project site is located at 1304-1312 Oliver Avenue and 4213-4215 Fanuel Street in the RM-1-1 Zone within the Pacific Beach Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone and Council District 2. Exempt from Environmental. Report No. HO-14-075

**RECOMMENDATION:**

Approve

ITEM – 5: **CLAUSEN RESIDENCE - PROJECT NO. 369275**  
City Council District: 2; Plan Area: Peninsula

**STAFF: PJ FitzGerald**

Coastal Development Permit and Site Development Permit (Process 3) to demolish an existing residence and construct a two-story, 7,269-square-foot single family residence located at 875 Sunset Cliffs Blvd. The 0.34 acre project site is in the RS-1-7 zone and Coastal Overlay (Appealable), FAA Part 77, Coastal Height Limit, Parking Impact Overlay (Beach Impact Area) & Residential Tandem Parking Overlay Zones, within the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-14-076

**RECOMMENDATION:**

Approve