

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 15, 2015
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: **CROWN POINT TOWNHOMES - PROJECT NO. 368717**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Laura C. Black

Coastal Development Permit and Tentative Map for the demolition of an existing single dwelling unit and the construction of a 7,259 square foot, 4-unit residential condominium building, with basement garage, on a 5,377 square foot site located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Exempt from Environmental Report No. HO-15-040.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF APRIL 15, 2015

ITEM – 5: **PEPPERTREE MAP WAIVER - PROJECT NO. 403381**

City Council District: 1; Plan Area: Carmel Valley

STAFF: Glenn Gargas

Coastal Development Permit Amendment amending Coastal Development Permit No. 652351 and Map Waiver to waive the requirements for a Tentative Map for the creation of 92 residential condominium units previously approved as 92 apartment dwelling units under Project No. 167252, known as “Gables Carmel Valley”, on an vacant 2.55 acre property. The project site is located east of Carmel Creek Road and just south of Tang Drive/56 Freeway, at 11800 Carmel Creek Road in the MF-3/OS zones of the Carmel Valley Planned District and the Coastal (non-appealable) Overlay Zone within the Carmel Valley Neighborhood 8 Precise Plan and Carmel Valley Community Plan Area. Exempt from Environmental. Report No. HO-15-054.

RECOMMENDATION:

Approve

ITEM – 6: **15TH & ISLAND MAP WAIVER - PROJECT NO. 393272**

City Council District: 2; Plan Area: Centre City

STAFF: PJ FitzGerald

Map Waiver amendment to amend Map Waiver No. 364909 to increase the number of residential condominium units from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, high-rise project currently under construction located at superblock bounded by 14th St, J Street, 15th Street and Island Avenue (Parcel = 535-154-05). The 2.74 acre lot is located in the CCPD-NC zone of the Center City Planned District, within the Downtown Community Plan area. Previously certified Downtown FEIR covers this activity. Report No. HO-15-056.

RECOMMENDATION:

Approve