

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 20, 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: 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: ***MISSION VALLEY SUITES HOTEL - PROJECT NO. 322356**
City Council District: 6; Plan Area: Mission Valley

STAFF: Jeffrey A. Peterson

Site Development Permit for the demolition of a existing hotel and restaurant, and to construct a 236-guestroom, 5-story hotel with pool, spa, courtyards and associated surface parking on the 4.88-acre site. The building will utilize renewable energy technology, self-generating at least 30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level for the commercial development. The project site is located at 2181 and 2201 Hotel Circle South in the MV-CO-CV Zone of the Mission Valley Planned District, Southern Hillside Subdistrict, and Development Intensity Overlay District Area D3 in the Mission Valley Community Plan, Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) Lindbergh Field and North Island NAS, the City of San Diego Multi Habitat Planning Area (MHPA) of the Multiple Species Conservation Program (MSCP) Subarea Plan, and Council District 3 and 7. Mitigated Negative Declaration No. 322356. Report No. HO-15-057.

RECOMMENDATION:

Approve

- ITEM – 5: **27TH STREET UNITS - PROJECT NO. 370917**
City Council District: 3; Plan Area: Greater Golden Hill

STAFF: Jeffrey A. Peterson

Site Development Permit for the demolition of a single family dwelling unit and construction of a four (4) unit residential (for rent) apartment complex on a 0.188 acre site. 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 Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 911 27th Street in the GH-1500 Zone within the Golden Hill Planned District, the Greater Golden Hill Community Planning Area, the Airport Influence Area (AIA) Review Area 1, the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL) and the Federal Aviation Administration (FAA) Part 77 for the San Diego International Airport (SDIA), and Council District 3. Exempt from Environmental. Report No. HO-15-058.

RECOMMENDATION:

Approve

- ITEM – 6: **OLDENBURG RESIDENCE - PROJECT NO. 366213**
City Council District: 3; Plan Area: Greater North Park

STAFF: Renee Mezo

A Neighborhood Development Permit and Variance to construct a 3,000-square-foot, two-story single-family residence with basement and attached garage on a vacant 4,956-square-foot lot. The site is located at 2447 Felton Street in the RS-1-1 Zone within the Greater North Park Community Plan area. Exempt from Environmental. Report No. HO-15-061.

RECOMMENDATION:

Approve

- ITEM – 7: **7-11 - PROJECT NO. 392856**
City Council District: 2; Plan Area: Clairemont Mesa

STAFF: Francisco Mendoza

Conditional Use Permit to allow beer and wine sales (Type 20) in a 2,310 square-foot convenience store proposed for construction on a 25,120-square-foot vacant lot located at 2576 Clairemont Drive, at the northwest intersection of Clairemont Drive and Denver Street, in the CC-1-3 zone of the Clairemont Mesa Community Plan area.

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The proposed development includes a new car wash. The convenience store and car wash were issued building permits ministerially per the underlying zone. Exempt from Environmental. Report No. HO-15-062.

RECOMMENDATION:

Approve

ITEM – 8: ***CAL COAST ACADEMY - PROJECT NO. 372555**
City Council District: 1; Plan Area: Carmel Valley

STAFF: John S. Fisher

Coastal Development Permit and Site Development Permit to allow the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The property is located at 11555 Clews Ranch Road, San Diego, CA in the Carmel Valley Community Planning area in Council District 1. Mitigated Negative Declaration No. 372555. Report No. HO-15-067.

RECOMMENDATION:

Approve

ITEM – 9: **KETTNER & ASH - PROJECT NO. 362926**
City Council District: 3; Plan Area: Centre City

STAFF: Renee Mezo

A Tentative Map Waiver and Coastal Development Permit to create four commercial condominiums and 285 residential condominiums on a 1.05-acre site. The property is located at 1372 Kettner Boulevard, bounded by Ash Street, Kettner Boulevard, 'A' Street and California Street in the Centre City Planned District 2, Core (C) District, the Airport Influence Area and the Coastal Overlay (non-appealable) Zones within the Columbia Neighborhood of the Downtown Community Plan. The Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan (now referred to as the Downtown Community Plan) & Planned District Ordinance (PDO) certified March 14, 2006 (Agency Resolution R-04001 / City Council Resolution No. R-301265), subsequent addenda to the FEIR certified July 31, 2007 (Agency Resolution R-04193 / City Council Resolution No. R-302932); Downtown FEIR Secondary Study (May 2011).Report No. HO-15-068.

RECOMMENDATION:

Approve

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ITEM – 10: **LOGAN AVENUE MAP WAIVER - PROJECT NO. 393899**

City Council District: 8; Plan Area: Southeast San Diego

STAFF: PJ FitzGerald

Map Waiver to waive the requirements of a Tentative Map to convert two existing residences into two (2) condominium residences located at 2762 Logan Avenue and 2761 Marcy Avenue. The 7,000 square foot lot is located in the SESDPD-MF-3000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Planning Area, and Council District 8. Exempt from Environmental. Report No. HO-15-072.

RECOMMENDATION:

Approve