

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 27, 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: **ABALONE RESIDENCE - PROJECT NO. 391996**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeffrey A. Peterson

Coastal Development Permit for the demolition of a single family dwelling unit and to construct a two-story, 2,585 square foot single family dwelling unit with a 516 square foot garage on a 0.12 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 City's Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 5664 Abalone Place in the RS-1-7 Zone within the La Jolla Community Plan and Local Coastal Program area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 1. Exempt from Environmental. Report No. HO-15-066.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 27, 2015

ITEM – 5: **THE HEALING CENTER MMCC - PROJECT NO. 378883**
City Council District: 3; Plan Area: Mission Valley

STAFF: Edith Gutierrez

Conditional Use Permit and Site Development Permit to operate a Medical Marijuana Consumer Cooperative in a 400 square-foot tenant space within an existing 26,000 square-foot building. The 0.93-acre site is located at 3703 Camino Del Rio S in the MVPD-MV-CO Zone, Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan. This application was filed on July 31, 2014. Exempt from Environmental. Report No. HO-15-073.

RECOMMENDATION:

Approve

ITEM – 6: **KALMIA REVOCATION - PROJECT NO. 380483**
City Council District: 3; Plan Area: Uptown

STAFF: Chris Larson

Revocation of Building Permit No. 1329476 and Electrical Permit No. 1329470 (Project No. 380483) for the remodel of a laundry closet, electrical panel, and bathroom upgrades for units #1 through #6 on the southeast corner of the intersection of Front Street and West Kalmia Street in the Uptown Community Planning area. The site is located at 151 West Kalmia Street in the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Not subject to Environmental. Report No. HO-15-075.

RECOMMENDATION:

Revoke