

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 23, 2015  
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: 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: **TAYLOR RESIDENCE - PROJECT NO. 418222**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Firouzeh Tirandazi**

Coastal Development Permit and Site Development Permit for the demolition of an existing 1,438 square-foot single dwelling unit, and the construction of a new 1,938 square-foot single dwelling unit with attached patio covers, trellises, two off-street uncovered parking spaces, and accessory improvements on a 0.477-acre site. The project site is located at 2327 Vallecitos in the SF (Single Family) Zone of the La Jolla Shores Planned District of the La Jolla Community Plan area, and the Coastal (Non-Appealable Area 2) Overlay Zone in Council District 1. This application was filed on May 4, 2015. Exempt from Environmental. Report No. HO-15-117.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 23, 2015

ITEM – 5: **5151 LONG BRANCH MAP WAIVER - PROJECT NO. 364563**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Morris E. Dye**

Map Waiver to convert four dwelling units into a 4-unit residential condominium complex. The 0.092-acre site is located at 5151 Long Branch Avenue in the RM-2-4 zone, Ocean Beach Emerging Historic District, Coastal Height Limit, Airport Approach, Airport Influence Area, Parking Impact, and the Residential Tandem Overlay Zones of the Ocean Beach Precise Plan and Local Coastal Program. This application was filed on April 25, 2014. Exempt from Environmental. Report No. HO-15-118.

**RECOMMENDATION:**

Approve