

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 1, 2017  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
9:00 A.M.**

**NOTE:** *Land Use Hearings are held at 9:00 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: Raynard Abalos

- 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:      **COSTA RIVIERA - PROJECT NO. 519207**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Derrick Johnson**

Coastal Development Permit, Site Development Permit and Tentative Map with waiver for undergrounding existing overhead utilities for the demolition of an existing single family residence, the small lot subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences, located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, within the Pacific Beach Community Plan area. This development is within the Coastal Overlay zone and the application was filed on December 20, 2016. Exempt from Environmental.  
Report No. HO-17-069.

**RECOMMENDATION:**  
Approve

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ITEM – 5:       **\*MORAN RESIDENCE - PROJECT NO. 449414**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit/Site Development Permit (due to a site containing Sensitive Coastal Resources) for construction of a 1,588 square-foot, two-story, addition and remodel, with an additional 2,546 square-foot of basement area (below grade), to an existing 6,094-square-foot single family dwelling unit, resulting in a 10,228-square-foot, including basement, single-family dwelling unit on a 0.43-acre property. The project site is located at 7348 Vista Del Mar Avenue, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Resource Overlay Zone (Coastal Bluffs), Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Residential Tandem Parking Overlay Zone, First Public Roadway and within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on October 30, 2015. Mitigated Negative Declaration No. 449414. Report No. HO-17-070.

**RECOMMENDATION:**

Approve

ITEM – 6:       **JAMAICA COURT RESIDENCES - PROJECT NO. 531799**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Tim Daly**

Coastal Development Permit and Tentative Map with waiver for undergrounding existing overhead utilities to create four new condominium dwelling units (currently under construction). The 0.11-acre site is located at 837 - 843 Jamaica Court in the R-S zone of the Mission Beach Planned District, Airport Influence Area (Review Area 2 - SDIA), FAA Part 77 Notification Area, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone within the Mission Beach Community Plan. This development is within the Coastal Overlay zone and the application was filed on January 31, 2017. Exempt from Environmental. Report No. HO-17-071.

**RECOMMENDATION:**

Approve

ITEM – 7:       **RAISED BY WOLVES HOLDINGS CUP - PROJECT NO. 538828**  
City Council District: 1; Plan Area: University

**STAFF: Francisco Mendoza**

Conditional Use Permit for a Type 21 alcohol and beverage outlet to allow the sale of beer, wine, and distilled spirits for off-site consumption within an existing 3,715-square-foot suite located at 4545 La Jolla Village Drive (Suite 2030, Building P). The 75.83-acre University Towne Centre Mall is within the CR-1-1 zone and Community Plan Implementation Overlay Zone-A of the University Community Planning area.

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Exempt from Environmental. Report No. HO-17-072.

### **RECOMMENDATION:**

Approve

ITEM – 8: **WILBUR CONDO - PROJECT NO. 532670**  
City Council District: 2; Plan Area: Pacific Beach

### **STAFF: Anthony Bernal**

Tentative Map Waiver and Coastal Development Permit for a condominium conversion of two existing dwelling units to two residential condominium units located at 730 and 732 Wilbur Avenue. The project also proposes a waiver for undergrounding utilities. The 0.15-acre site is located in the RM-1-1 Zone and the Coastal (non-appealable Area 2), Coastal Height Limitation, Parking Impact (Beach and Coastal), the Transit Area, and the Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program land use plan. This application was filed on January 24, 2017. Exempt from Environmental. Report No. HO-17-073.

### **RECOMMENDATION:**

Approve