

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 6, 2016  
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:     **JARVIS & SCOTT - PROJECT NO. 429363**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Edith Gutierrez**

Site Development Permit and Coastal Development Permit to demolish eight residential rental units and to construct four, three-story buildings, containing twelve residential rental units totaling 22,486 square-feet. The project site located at 2902-2912 Jarvis Street is comprised of two parcels with a combined total of 0.361-acres within the RM-3-7 zone, Geologic Hazard Category 31 (Liquefaction), the Airport Influence Area (Review Area 2), the Airport Approach Overlay Zone, the FAA Part 77 notification area, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2), the Community Plan Implementation Overlay Zone (Type B), the Parking Impact Overlay Zone (Beach and Coastal Impact Area), and the North Bay Redevelopment Project Area. Exempt from Environmental. Report No. HO-16-020.

**RECOMMENDATION:**

Approve

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ITEM – 5:       **3<sup>RD</sup> AVENUE HILLCREST MAP WAIVER - PROJECT NO. 434234**  
City Council District: 3; Plan Area: Uptown

**STAFF: Jeffrey Robles**

Map Waiver to waive the requirements for a Tentative Map for the creation of twelve residential condominium units (under construction) totaling 19,230 square feet and to waive the requirements to underground existing utilities at 3740 and 3750 Third Avenue. The 0.31-acre site is in the MCCPD-MR-800B zone within the Mid-City Communities Planned District, Uptown Community Plan Area and Council District 3. Exempt from Environmental. Report No. HO-16-021.

**RECOMMENDATION:**

Approve

ITEM – 6:       **KAPLAN-GASTON RESIDENCE ADDITION - PROJECT NO. 331559**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit to construct an approximate 895-square foot, first and second floor addition to an existing, 1,559-square-foot, two-story, single family residence, resulting in a 2,454-square-foot single family residence with a one car garage and carport on a 4,095 square foot property. The project site is located at 5606 Dolphin Place. The site is in the RS-1-7 Zone, First Public Roadway, Coastal (appealable), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan. Exempt from Environmental. Report No. HO-16-024.

**RECOMMENDATION:**

Approve

ITEM – 7:       **C3 CHURCH CHILD CARE - PROJECT NO. 406268**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: John Fisher**

Conditional Use Permit to convert 3,652 square feet of existing church office space to a child day care facility within an existing 30,965 square foot building on a 5.6 acre site is located at 7620 Balboa Avenue in the IL-3-1 Zone (Industrial—Light) of the Kearny Mesa Community Plan area in Council District 6. Exempt from Environmental. Report No. HO-16-025.

**RECOMMENDATION:**

Approve

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ITEM – 8: **HORNBLEND TOWNHOUSE - PROJECT NO. 443510**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Francisco Mendoza**

Coastal Development Permit and Map Waiver to convert an existing 6,032-square-foot, four-unit residential building into four residential condominium units. The 0.145-acre site is located at 2050 - 2056 Hornblend Street within the CO-1-2 zone and Coastal (Non-Appealable) Overlay zone of the Pacific Beach Community Plan area. Exempt from Environmental. Report No. HO-16-026.

**RECOMMENDATION:**

Approve