

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 3, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR, CITY ADMINISTRATION BLDG  
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 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 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: Kenneth 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.**

ITEM-3:     **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     **SAN DIEGO CHRISTIAN WORSHIP CENTER – PROJECT NO. 8157**  
Kearny Mesa Community Plan Area

**STAFF:       Kathy Henderson**

Approval, denial or modification of an application to amend Conditional Use Permit (CUP) 99-0541 to utilize an additional 4,482 square-feet of the existing building at **9541 Ridgehaven Court** for church use in the IL-2-1 Zone of the Kearny Mesa Community Plan Area. Report No. HO 04-027.

**RECOMMENDATION:**

Approval.

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ITEM-5:       **\* UNDERWOOD RESIDENCE – PROJECT NO. 3184**  
La Jolla Community Plan Area

**STAFF:**       **Glenn Gargas**

Approval, denial or modification of an application for a Coastal Development Permit and Variances to demolish an existing one-story residence and construct a new two-story, above basement, single family residence, with a detached, 741 square-foot, three car subterranean garage, to total 3,761 square-feet of gross floor area on a 9,108 square-foot property. A Variance is requested from the required minimum 20 foot length of driveway, where 11 feet is proposed, and also a Variance from the minimum four (4) required off-street parking spaces where three (3) parking spaces are proposed. The project site is located at **1745 Castellana Road**, within the RS-1-5 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan Area. Mitigated Negative Declaration 42-0299. Report No. HO 04-035.

**RECOMMENDATION:**

Approval.

ITEM-6:       **FRONT AND BEECH MAP WAIVER – PROJECT NO. 18254**  
Centre City Community Plan Area

**STAFF:**       **Peter Lynch**

Approval, denial or modification of an application for a Map Waiver requesting 230 residential condominium units for a project currently under construction at **1501 Beech Street** in the Centre City Planned Area. Report No. HO 04-026.

**RECOMMENDATION:**

Approval.

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ITEM-7: **ACQUA VISTA MAP WAIVER – PROJECT NO. 12286**  
Centre City Community Plan Area

**STAFF: Peter Lynch**

Approval, denial or modification of an application for a Map Waiver requesting 382 residential condominium units for a project currently under construction at **425 W. Beech Street** in the Centre City Planned Area. Report No. HO -04-025.

**RECOMMENDATION:**

Approval.

ITEM-8: **8<sup>TH</sup> AND ASH MAP WAIVER – PROJECT NO. 13997**  
Centre City Community Plan Area

**STAFF: Peter Lynch**

Approval, denial or modification of an application for a Map Waiver to allow a proposed 67 unit multi-family building, located at **1365 8<sup>th</sup> Avenue**, be developed as condominiums. The site lies within the Centre City Planned Area. Report No. HO 04-024.

**RECOMMENDATION:**

Approval.

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ITEM-9:       **\* WATERIDGE INVESTOR LLC – PROJECT NO. 6047**  
Mira Mesa Community Plan Area

**STAFF:       Cathy Middlested**

Approval, denial or modification of an application for a Planned Development Permit to amend Planned Industrial Development (PID) Permit No. 90-1123 to allow for a 16,870 square foot addition to an existing 44,091 square-foot office building, include Research and Development use, and reduce overall minimum parking requirements, on a 3.38 acre site located at **10420 Wateridge Circle** in the IP-2-1 and Airport Environs Overlay zones within the Mira Mesa Community Plan Area. Negative Declaration 42-1214. Report No. HO 04-021.

**RECOMMENDATION:**

Approval.

ITEM-9:       **PASEO MONTALBAN – PROJECT NO. 8122**  
Rancho Penasquitos Community Plan Area

**STAFF:       Tim Daly**

Approval, denial or modification of an application for a Map Waiver to waive the requirements for a tentative parcel map to convert two existing residential units into condominiums on a 0.167 acre site located at **9880 Paseo Montalban** within the Rancho Penasquitos Community Plan Area. Report No. HO 04-030.

**RECOMMENDATION:**

Approval.