

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 10, 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: Tracy Elliot-Yawn**

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:     \* **TRILOGY ON FIFTH – PROJECT NO. 6811**  
Uptown Community Plan Area

**STAFF:       Michelle Sokolowski**

Approval, denial or modification of an application for the construction of 25 condominium units in a five-story building, relocating (or dismantling and reconstructing) an architecturally significant, one-story, single-family home, on a 0.35-acre site located at **3241-3265 Fifth Avenue** in the CV-1 Zone of the Mid-City Communities Planned District in the Uptown Community Plan Area. Mitigated Negative Declaration 42-1539. Report No. HO 04-038.

**RECOMMENDATION:**

Approval.

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ITEM-5:       **SOUTH OTAY BUSINESS PARK II TM WAIVER – PROJECT NO. 16880**  
Otay Mesa Community Plan Area

**STAFF:        Patricia Grabski**

Approval, denial or modification of an application for a Tentative Parcel Map Waiver to create a 12-unit industrial condominium development at **8580 Avenida de la Fuente**, described as Lot 24 of De La Fuente Business Park, Unit No. 2, Map No. 11621, in the Industrial Subdistrict of the Otay Mesa Development District in the Otay Mesa Community Plan Area. Report No. HO 04-029.

**RECOMMENDATION:**

Approval.

ITEM-6:       \* **AQUA VIEW – PROJECT NO. 6567**  
Mission Beach Community Plan Area

**STAFF:        Vena Lewis**

Approval, denial or modification of an application for a Coastal Development Permit, Map Waiver, and a Variance to demolish the existing four-unit apartment building and construct a 4,882 square-foot, two-story over beach level (basement), three-unit condominium building with 704 square-feet of deck areas, a 724 square-foot garage, and tandem parking in the required side yard setback at **3445 Bayside Walk** in the R-S Zone of Mission Beach Planned District, Coastal Overlay, Coastal Height Limitation Overlay and Beach Parking Impact Overlay zones. Negative Declaration 42-1357. Report No. HO 04-036.

**RECOMMENDATION:**

Approval.

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ITEM-7:       **\* WELLS RESIDENCE – PROJECT NO. 5628**  
Villa de la Valle Specific Plan Area

**STAFF:       Derrick Johnson**

Approval, denial or modification of an application for a Site Development Permit and a Neighborhood Use Permit to remodel an existing 5,804 square-foot single family residence by adding 2,220 square-feet, including a new guest quarters. The project is located at **2935 Avocado Point** in the RS-1-9 Zone, Via De La Valle Specific Plan. Negative Declaration 42-1202. Report No. 5628.

**RECOMMENDATION:**

Approval.