

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 18, 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 619-236-5679 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 OFFICERS ASSIGNED TO TODAY'S HEARING: KEN TEASLEY & TRACY ELLIOT-YAWN. KEN TEASLEY WILL HEAR THE CONTINUED ITEMS.**

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:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     (Continued from 7/28)  
              **\*EAGLE RESIDENCE - PROJECT NO. 24849**  
              City Council District: 1; Plan Area: La Jolla

**STAFF:       Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit to construct a 1,550 Square-foot addition to an existing single-family residence on a 9,216 square-foot site located at **6005 Camino de La Costa** in the RS-1-7 zone, Coastal Overlay (Appealable) Zone, Coastal Height Limit and Parking Impact area, located within the La Jolla Community Plan area. Report No. Ho-04-098

**RECOMMENDATION:**  
Approve.

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ITEM-5:       **\*MUSICO RESIDENCE- PROJECT NO. 2890**  
City Council District: 3; Plan Area: Kensington-Talmadge

**STAFF:        Jeannette Temple**

Approve, conditionally approve, or deny an application for a Neighborhood Use Permit and Variance to convert a portion of an existing detached 848 square foot workshop/garage to guest quarters with the addition of a 193 square foot deck on an 8,530 square foot site developed with an existing one-story, single dwelling unit. The variance is to allow tandem parking for tow spaces, where tandem parking is not allowed. The project is located at **4182 Rochester Road** in the RS-1-7 and OR-1-1 zones within the Kensington-Talmadge Community Plan area. The proposed project also includes a Multiple Habitat Planning Area boundary correction. Report No. HO-04-112.

**RECOMMENDATION:**

Approval

ITEM-6:       **STANLEY AVENUE- PROJECT NO. 22620**  
City Council District: 7; Plan Area: Eastern Area

**STAFF:        Linda French**

Approve, conditionally approve, or deny an application to waive the requirements for a Tentative Map to convert 4 residential units to condominiums on a 0.139-acre site. The property is located at **6214 Stanley Avenue** in the RM-1-3 Zone within the Eastern Area Community Planning Area and Council District 7. Report No. HO-04-119

**RECOMMENDATION:**

Approve.

ITEM-7:       **MISSION DOVER- PROJECT NO. 27391**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:        Diane Murbach**

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish 22 units and construct 13 units on a 15, 780 square foot site. The property is located **737-745 Dover Court, 746-754 Devon Court, and 2924, 2926, 2938 Mission Boulevard** in the Mission Beach Planned

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District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Beach Parking Impact, Airport Environs Overlay Zone, Coastal Overlay Zone (Affordable Housing Replacement Regulations within the Mission Beach Precise Plan and Local Coastal Program. Report No. HO-04-126

**RECOMMENDATION:**

Approve.

ITEM-8: **ANACAPA COURT UNITS - PROJECT NO. 34035**

City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Approve, conditionally approve, or deny an application to for Coastal Development Permit to demolish 4 units and construct 4 units in 2 new duplex buildings on a 7,133 square foot site. The property is located at **2656-62 Bayside Walk** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Beach Parking. Report No. HO-04-118

**RECOMMENDATION:**

Approve.

ITEM-9: **THOMPSON RESIDENCE- PROJECT NO. 33138**

City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Approve, conditionally approve, or deny an application to for Coastal Development Permit to construct a 1,894 square-foot addition to an existing 2,287 square-foot, single family residence, resulting in a total gross square footage of 4,181 square feet of floor area on an 8,119 square-foot property. The Project site is located at **5281 Chelsea Street**, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, and within the La Jolla Community Plan Area. Report No. HO-04-116.

**RECOMMENDATION:**

Approve.

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ITEM-10: **POINT LOMA AVENUE MAP WAIVER - PROJECT NO. 32895**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application to for Coastal Development Permit (CDP) and Tentative Map Waive to convert two existing residential units currently vacant and being remodeled to two condominiums on a 0.080-acre site. The project is located at **4674 & 4676 Point Loma Avenue** in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable are), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone within the Ocean Beach Community Plan Area. Report No. HO-04-125.

**RECOMMENDATION:**

Approve.

ITEM-11: (anticipating a request of continuance to 8/25/04)  
**\*NORTH PARK PARKING STRUCTURE- PROJECT NO. 23756**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application to for Site Development Permit to construct a five-story, six-level parking garage with approximately 388 spaces and approximately 14,510 square feet of retail space on site located on the south portion of the block bounded by 29<sup>th</sup> Street, 30<sup>th</sup> Street and North Park Way in the CN-1 Zone of Mid City Communities Planned District within the Greater North Park Community Plan Area. Report No. HO-04-128.

**RECOMMENDATION:**

Approve.