

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 24, 2004
COUNCIL CHAMBERS,
12TH 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 5th 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: 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: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **CAMPUS AT CARMEL VALLEY - PROJECT NO. 52712**
City Council District: 1; Plan Area: Carmel Valley

STAFF: John Fisher

Approve, conditionally approve, or deny an application for an Extension of Time to an approved project, Campus at Carmel Valley, Site Development Permit No. 40-0781. Campus at Carmel Valley was approved on October 3, 2001 to allow the development of three three-story multi-tenant office buildings totaling 240,000 square feet with subterranean and surface parking for 822 vehicles, a health club, deli/food facility, grading of approximately 55,500 cubic yards of earthwork with an export of 39,500 cubic yards of material, landscaping, site walls and other design features on an 11.05 acre site at on **El Camino Real between High Bluff Drive and Valley Centre Drive** in the EC zone of the Carmel Valley Planned District within the Carmel Valley community.
Report No. HO-04-193

RECOMMENDATION:

Approve.

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ITEM-5: **CASEMAN RESIDENTIAL CARE – PROJECT NO. 2332**
City Council District: 8; Plan Area: Otay Mesa-Nestor

STAFF: **William Zounes**

Approve, conditionally approve, or deny an application to increase an existing 6-unit residential care facility to a 10-unit residential care facility on a 5280 square foot site located at **3993 Caseman Avenue** in the RS-1-7 Zone within the Otay Mesa-Nestor Planned area. Report No. HO-04-185

RECOMMENDATION:

Approve.

ITEM-6: ***BALTAZAR RESIDENCE– PERMIT NO. 15857**
City Council District: 1; Plan Area: La Jolla

STAFF: **Vena Lewis**

Approve, conditionally approve, or deny an application for permission to reduce the required rear yard setback, demolish existing residence and construct a new 2,146 square-foot two-story with basement single family residence on a 3,096 square-foot site. Located at **7267 Draper Avenue** in the RM-1-1 Zone, Coastal Overlay and Coastal Height Limitation Overlay within the La Jolla Planned area. Mitigated Negative Declaration. Report No. HO-04-191

RECOMMENDATION:

Approve

ITEM-7: **FAY AVENUE MAP WAIVER– PROJECT NO. 42022**
City Council District: 1; Plan Area: La Jolla

STAFF: **Robert Korch**

Approve, conditionally approve, or deny an application for a Map Waiver and Waiver of Undergrounding No. 11995 and Coastal Development Permit No. 119948 to convert two dwelling units under construction to condominium ownership on a 8,572 square-foot, RM-1-1 zoned site within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit and within the boundaries of the La Jolla Community Plan at **7201 Fay Avenue**. Report No. HO-04-190

RECOMMENDATION:

Approve

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ITEM-8: (Continued from 11/3)
THOMAS JEFFERSON SCHOOL OF LAW – PERMIT NO 98-0453
City Council District: 2; Plan Area: Uptown Community Plan

STAFF: Bob Didion

Conditional Use Permit No. 98-0453 allowing the operation of the Thomas Jefferson School of Law located at 2120 and 2121 San Diego Avenue should be revoked for failure to comply with conditions. The project is exempt from Environmental Review per Section 15321 (a) of CEQA. Report No. Ho-04-200

RECOMMENDATION:

Take public testimony; continue the matter for 60 days (January 26, 2005) to allow review of the parking study.