

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 1, 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: 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: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: (Continued from 8/18 & 8/25)
 ***NORTH PARK PARKING STRUCTURE - PROJECT NO. 23756**
 City Council District: 3; Plan Area: Greater North Park

STAFF: Michelle Sokolowski

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 **29th Street, 30th 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.

HEARING OFFICER DOCKET OF SEPTEMBER 1, 2004

ITEM-5: ***BLAKE RESIDENCE - PROJECT NO. 12470**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal and Site Development Permit to demolish an existing single-family residence and construct a new two-story, 5,789 square-foot residence with a 792 square-foot, three-car attached garage on a 14,220 square-foot lot addressed as **7820 Lookout Drive** within the SF (Single-Family) zone of the La Jolla Shores Planned District and the La Jolla Community Plan. Report No. HO-04-117

RECOMMENDATION:

Approval

ITEM-6: **REED AVENUE CONDO MAP WAIVER- PROJECT NO. 36712**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver and Waiver of Undergrounding and a Coastal Development Permit to convert two 92, existing residential dwelling units to condominium ownership on a 3,125 square-foot site at **1622 Reed Avenue** in the RM-1-1 zone, Coastal Overlay Zone (non-appealable area) and the Coastal Height Limit within the boundaries of the Pacific Beach Community Plan. Report No. HO-04-127

RECOMMENDATION:

Approve.

ITEM-7: **STOIA RESIDENCE - PROJECT NO. 19896**
City Council District: 2; Plan Area: Uptown

STAFF: Michelle Sokolowski

Approve, conditionally approve, or deny an application for a Variance to allow the construction of pilasters and open fencing within the driveway visibility area for a single family residence at **4230 Arista Street** in the RS-1-7 Zone within the Uptown Community Plan Area. Report No. HO-04-124

RECOMMENDATION:

Approve.

HEARING OFFICER DOCKET OF SEPTEMBER 1, 2004

ITEM-8: **OLIVER AVENUE - PROJECT NO. 26083**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Approve, conditionally approve, or deny an application to for a Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert three existing residential apartment units to condominium ownership on a 0.154 acre site zoned RM-1-1 and located at 1712 Oliver Avenue within the boundaries of the Pacific Beach Community Plan, Coastal Overlay Zone, Coastal Height Limit and Parking Impact are. Report No. HO-04-130

RECOMMENDATION:

Approve.