

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 7, 2005  
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 (ALD's) 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: Bob Didion

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: **7-ELEVEN PLAZA MAYOR CENTER – PROJECT NO. 67724**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF: William Zounes**

Approve, conditionally approve, or deny an application for a Conditional Use Permit for the limited-sales of beer and wine in a 2,552 square foot retail store on a 2.25 acre site at **9660 Via de la Amistad** in the international Subdistrict of the Otay Mesa Development within the Otay Mesa Community Plan. Exempt from environmental. Report No. HO-05-159.

**RECOMMENDATION:**

Approval

HEARING OFFICER DOCKET OF SEPTEMBER 7, 2005

ITEM-5: **MC COLL RESIDENCE - PROJECT NO. 58618**  
City Council District: 1; Plan Area: La Jolla/La Jolla Shores Planned District

**STAFF: Laura Black**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit to demolish the existing one-story, 3,710 square-foot single family residence and construct a two-story, 5,204 square-foot single family residence, with attached two-car garage, on a 7,187 square-foot site located at **2260 Calle Frescota** in the SF (Single Family) zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zone within the boundaries of the La Jolla Community Plan. Exempt from environmental. Report No. HO-05-160

**RECOMMENDATION:**

Approve

ITEM-6: **HOLY CROSS PRESCHOOL – PROJECT NO. 65173**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF: Helene Deisher**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to allow a child care center for children ages two-five years of age within an existing church on a 3.5 acre site located at **3450 Clairemont Drive** in the RM-1-1 zone within the Clairemont Mesa Community Plan area. Exempt from environmental. Report No. HO-05-163

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 7, 2005

ITEM-7: **ISLAND COURT - PROJECT NO. 52723**  
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 an existing duplex and construct a new 3,255 square foot duplex on a 2,403 square foot site at **750-52 Island Court**. The project is located in the R-S zone of the mission Beach Planned District, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone-Beach, within the Mission Beach Community Plan. This Project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-05-166

**RECOMMENDATION:**

Approve

ITEM-8: **2774 BAYSIDE WALK TRIPLEX- PROJECT NO. 70419**  
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 three units in two buildings and construct three residential units in one building at **2774-2778 Bayside Walk** in the Mission Beach Planned District Residential (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), First Public Roadway, Coastal Height Limit Overlay Zone, Parking Impact, and Airport Environs Overlay Zone, within the Mission Beach Community Plan. This project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-05-167

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 7, 2005

ITEM-9: **FULTON STREET APARTMENTS - PROJECT NO. 57614**  
City Council District: 5; Plan Area: Linda Vista

**STAFF: Jeff Peterson**

Approve, conditionally approve, or deny an application for a Site Development Permit to construct 23 new for-rent residential apartment units on a 42,623 square foot site which currently contains eight (8) existing residential units. The existing six-unit apartment building shall remain and the existing duplex is proposed to be demolished. The proposed project will conform to the Council Policy 600-27 (A) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10 percent of the new rental units on-site is located at **7052-7074 Fulton Street**, west of Linda Vista Road, in the RM-3-7 zone within the Linda Vista Community Planning Area, and Council District 5. Exempt from environmental. Report No. HO-05-168.

**RECOMMENDATION:**

Approve

ITEM-10: **4623 IDAHO STREET MAP WAIVER - PROJECT NO. 59683**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Michelle Sokolowski**

Approve, conditionally approve, or deny an application for Map Waiver application to waive the requirements for a Tentative Map to convert 3 existing residential units to condominiums, including a request to waive the requirements to underground existing overhead utilities, on a 0.16-acre site located at **4623-4627 Idaho Street** in the MR-1750 Zone of the Mid City Communities Planned District within the Greater North Park Community area. Exempt from environmental. Report No. HO-05-168.

**RECOMMENDATION:**

Approve