

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
JULY 12, 2006 -  
COUNCIL ROOM, 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, 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 619-321-3208 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: 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: - *It is anticipated that this item will be continued to July 26, 2006*

*Continued fom June 14 , 2006:*

**\*CROWN POINT LUXURY TOWNHOMES - PROJECT NO. 80524**

City Council District: 3 Plan Area: Uptown

**STAFF: - John Fisher**

Map Waiver No. 321414, Coastal Development Permit No. 251618 and waive the requirements to underground existing overhead utilities to create a condominium project and demolish a four unit apartment building to construct a 6,612 square foot, four unit townhome project with a below grade seven car parking garage and one, two car at-grade parking garage on a 5,832 square foot site at **1875 Oliver Avenue** in the RM-2-5 zone in the Pacific Beach Community. Mitigated Negative Declaration No. 80524.  
Report No. HO-06-144

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JULY 12, 2006 -

ITEM-5: - **2774 BAYSIDE WALK MAP WAIVER. - PROJECT NO. 99000**  
City Council District: 2 Plan Area: Mission Beach

**STAFF: - Diane Murbach**

Map Waiver to waive the requirement for a Tentative Map, and a waiver to the requirement to underground a portion of the existing overhead utilities, to create three condominium ownerships from three residential apartment units under construction on a 0.1-acre site. This action requires an amendment to existing Coastal Development Permit No. 215549 (Project No. 70419) to create this subdivision. No new development is proposed with this subdivision. The property is located at **2774-78 Bayside Walk** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), First Public Roadway, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Beach Parking Impact, and Airport Environs Overlay Zone of the of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900 14.Exempt from environmental. Report No. HO-06-172.

**RECOMMENDATION:**

Approve

ITEM-6: - **415 RAVINA MAP WAIVER-PROJECT NO. 78811**  
City Council District: 1 Plan Area: La Jolla Planned District and La Jolla Community Plan

**STAFF: - Robert Korch**

Coastal Development Permit and a Map Waiver to create six residential dwelling units under construction to condominium ownership at **415 Ravina Street** within Zone 5 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone and within the boundaries of the La Jolla Community Plan. Exempt from environmental. Report No. HO-06-164

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JULY 12, 2006 -

ITEM-7: - **1988 CHALCEDONY- PROJECT NO. 76792**  
City Council District: 2 Plan Area : Pacific Beach

**STAFF: - Robert Korch**

Map Waiver and Waiver of Undergrounding to convert three existing residential dwelling units to condominium ownership on a 0.137 acre site at **1988 Chalcedony Street** in the RM-1-1 zone and Coastal Height Limit Overlay within the boundaries of the Pacific Beach Community Plan. Exempt From environmental. Report No. HO-06-165

**RECOMMENDATION:**

Approve

ITEM-8: - **\*BAHA'I CENTER-PROJECT NO. 75897**  
City Council District: 6; Plan Area: Linda Vista

**STAFF: - Jeannette Temple**

Conditional Use Permit to amend Conditional Use Permit No. 4757 to remodel the existing Baha'i Center which is used for religious assembly and related activities at **6545 Acala Knolls Drive** in the RS-1-7 Zone of the Linda Vista Community Plan area. Negative Declaration No.75897. Report No. HO-06-170

**RECOMMENDATION:**

Approve

ITEM-9: - **1279 GOSHEN ST. - PROJECT NO. 77034**  
City Council District: 6 Plan Area: Linda Vista

**STAFF: - Jeannette Temple**

Map Waiver to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums and a request to waive the undergrounding requirement for overhead utilities on a 0.114 acre site at **1279 Goshen Street** in the RM-3-7 Zone within the Linda Vista Community Plan. Exempt from environmental. Report No. HO-06-174.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JULY 12, 2006

ITEM-10: - **3702 RUFFIN ROAD (HIGHLAND SKYPARK)- PROJECT NO. 88563**  
City Council District: 2 Plan Area: Mission Beach Precise Plan and Planned District

**STAFF: - Anne Jarque**

Map Waiver to waive the requirements of a Tentative Map to create five (5) commercial condominiums on a 4.698 acre site located at **3702 Ruffin Road** in the IL-2-1 Zone, within the Kearny Mesa Community Plan and Airport Environs Overlay. Exempt from environmental. Report No. HO-06-181.

**RECOMMENDATION:**

Approve