

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 6, 2006
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 3rd floor of the Development Services Building, located at 1222 1st 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: KEN 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ITEM-2: - **REQUESTS FOR ITEMS TO BE WITHDRAWN OR CONTINUED.**

ITEM-3: - **ITEMS TO BE PLACED ON CONSENT AGENDA.**

Continued from August 23, 2006:

ITEM-4: - **NTC SHORELINE PLAZA - PROJECT NO. 80411**
City Council District: 2 Plan Area: Peninsula – NTC Precise Plan

STAFF: Cory Wilkinson

Please be advised that the Hearing Officer **will not hold a public hearing** on the NTC Shoreline Plaza application for a Coastal Development Permit on September 6, 2006 (as previously discussed in public hearing of the Hearing Officer on August 23, 2006).

A revised Notice will be sent to schedule this item before City Council. A date is not yet known for the Council hearing on this matter.

HEARING OFFICER DOCKET OF SEPTEMBER 6, 2006 -

ITEM-5: - *Continued from July 26, 2006:*

SPRINGALL ACADEMY - PROJECT NO. 72295

City Council District: 7 Plan Area: Navajo

STAFF: John Cruz

Conditional Use Permit (CUP) to amend CUP 2668 to allow for a K-12 private school on a 12 acre site at **6460 Boulder Lake Avenue** in the RS-1-7 Zone within the Navajo Community Plan. Exempt from environmental.
Report No. HO-06-186

RECOMMENDATION:

Approve

ITEM-6: - **ICON MAP WAIVER II - PROJECT NO. 102484**

City Council District: 2 Plan Area: Centre City

STAFF: Pete Lynch

Map Waiver application to waive the requirements for a Tentative Map to create 327 residential and ten (10) commercial condominium units on a 1.26-acre site at **305 10th Avenue** in Centre City Planned area. Exempt from environmental.
Report No. HO 06-218

RECOMMENDATION:

Approve

ITEM-7: - **7th & BROOKES - PROJECT NO. 84655**
City Council District: 3; Plan Area: Uptown

STAFF: Patricia Grabski

Replacement and relocation of 1,117 linear feet of eight-inch sewer main, abandonment of 872 linear feet of an existing sewer alignment within a disturbed streambed, replacement of an existing 36-foot deep manhole with a concrete vault, and installation of three new manholes within the relocated sewer alignment. In addition, the project includes a 410-foot long, eight foot-wide permanent access path to be utilized for maintenance of the relocated sewer alignment and associated manholes site. The project is located within the **7th and Brookes Canyon** which is an extension of Brookes Avenue right-of-way, the canyon extends east of 7th Avenue and terminates at SR-163 and is within the Uptown Community Planning area in the R-20,000 Zone. Negative Declaration No. 84655. Report No. HO 06 -202

RECOMMENDATION:

Approve

ITEM-8: - **FUENTES RESIDENCE - PROJECT NO. 92090**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit and Site Development Permit, to amend Coastal Development Permit No. 29713 and Site Development Permit No. 29716, to construct a 4,662 square foot, two story over a basement, single family residence on a vacant lot. The site is located at **7232 Romero Drive** in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone within the boundaries of the La Jolla Community Plan. Negative Declaration No. 92090. Report No. HO 06-211

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 6, 2006 -

ITEM 9: - **MOORE RESIDENCE - PROJECT NO. 73311**

City Council District: 2 Plan Area: Uptown

STAFF: Laura Black

Site Development Permit for a reduced front yard setback for a 1,011 square foot residential unit on an 8,344 square foot lot with two existing residential units, for a total of three residential units on the property. The project is located at **1524 Vine Street** in the MR-1500 zone of the Mid City Communities Planned District within the Uptown Community Plan. Exempt from environmental. Report No. HO 06-217

RECOMMENDATION:

Approve

ITEM-10: - **4083 MORRELL STREET TENTATIVE MAP- PROJECT NO. 103197**

City Council District: 2 Plan Area: Mid City – Pacific Beach

STAFF: Laura Black

Coastal Development Permit, Tentative Map and Waiver of Undergrounding to create 2 residential condominiums (under construction) on a 0.123 acre site located at **4083 Morrell Street** in the RM-1-1, Coastal (non-appealable) and Coastal Height Limit Overlay Zones within the Pacific Beach Community Plan. Exempt from environmental. Report No. HO 06-225

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 6, 2006

ITEM-11: - **EVERGREEN MAP WAIVER - PROJECT NO. 97752**
City Council District: 2 Plan Area: Peninsula

STAFF: Patrick Hooper

Map Waiver to waive the requirements of a Tentative Map, including a request to waive the requirement to underground existing overhead utilities, to create 2 residential condominium units (under construction) on a 0.10 acre site located at **1720-1728 Evergreen Street** in the RM-3-7 Zone within the Peninsula Community Plan. Exempt from environmental. Report No. HO 06-221

RECOMMENDATION:

Approve

ITEM-12: - **8562 HURLBUT MAP WAIVER - PROJECT NO. 90870**
City Council District: 6; Plan Area: Serra Mesa

STAFF: Firouzeh Tirandazi

Map Waiver to waive the requirements of a Tentative Map to convert four existing residential units to condominiums on a 0.161-acre site. The property is located at **8562 Hurlbut Street** in the RM-3-7 Zone within the Serra Mesa Community Plan area. The applicant is also requesting a waiver of the requirement to underground the existing overhead utilities. Exempt from environmental. Report No. HO 06-223

RECOMMENDATION:

Approve