

**CITY OF SAN DIEGO HEARING OFFICER -
DOCKET FOR HEARING OFFICER MEETING -
FEBRUARY 8, 2006 -
COUNCIL COMMITTEE ROOM, 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 Service Department, 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 619-236-5679 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: - **HOWARD'S RUG COMPANY - PROJECT NO. 40745**
City Council District: 5 Plan Area: Mira Mesa

STAFF: - Robert Tucker

Planned Development Permit to amend Planned Industrial Development Permit No. 93-0525 for a 5,706 square foot addition to an existing 12,660 square foot commercial building on a 1.22-acre site at **6110 Nancy Ridge Drive** in the IL-2-1 Zone within the Mira Mesa Community Plan area, Airport Environs and Accident Potential Zones. Exempt from environmental. Report No. HO-06-006.

RECOMMENDATION:

Approve

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ITEM 5: - **MASSERY MAP WAIVER - PROJECT NO. 53136**
City Council District: 3; Plan Area: Mid-Cities Community Plan

STAFF: - Jeff Robles

Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert two existing residential units to condominiums on a 0.12-acre site at **3904 Madison Avenue and 4565 39th St.** in the RSI- 7 Zone of the Mid-Cities Community Plan area. Exempt from environmental. Report No. HO-06-012.

RECOMMENDATION:

Approve

ITEM 6: - **COLLEGE AVENUE MAP WAIVER - PROJECT NO. 20806**
City Council District: 8; Plan Area: Eastern Area

STAFF: - Nilia Koering

Map Waiver to convert four residential units into condominiums, on a 0.09-acre site at **4435 College Avenue.** Exempt from environmental. Report No. HO-06-036.

RECOMMENDATION:

Approve

ITEM 7: - **2331 MENDOCINO MAP WAIVER - PROJECT NO. 76776**
City Council District: 2; Plan Area: Peninsula

STAFF: - Cory Wilkinson

Coastal Development Permit and Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert four existing residential units to condominiums on a 0.123 acre site at **2231 Mendocino Boulevard** in the RM-2-5 Zone within the Peninsula Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and North Bay Redevelopment Project Area. Exempt from environmental. Report No. HO-06-023.

RECOMMENDATION:

Approve

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ITEM 8: - **5054 VOLTAIRE - PROJECT NO. 76776**
City Council District: 2; Plan Area: Ocean Beach

STAFF: - Cory Wilkinson

Coastal Development Permit application for a Coastal Development Permit, Tentative Parcel Map, and undergrounding waiver to convert two existing residential units to condominiums and construct one additional 2,276 square foot residential condominium unit on a 0.147 acre site at **5054-5060 Voltaire Street** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Ocean Beach Historic District, Coastal Overlay (non appealable), Coastal Height Limit, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Parking Impact, Council District 2. Exempt from environmental. Report No. HO-06-024.

RECOMMENDATION:

Approve

ITEM 9: - **4916 DEL MAR AVENUE - PROJECT NO. 61412**
City Council District: 2; Plan Area: Ocean Beach

STAFF: - Cory Wilkinson

Coastal Development Permit application to demolish an existing 65-year-old residence and construct three, three-story residential for rent units (one-bedroom, two-bath) with seven parking spaces on a 7,000 square footsite at **4916 Del Mar Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Ocean Beach Historic District, Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, Airport Approach Overlay Zone, Airport Environs Overlay Zone, First Public Roadway, Parking Impact, Council District 2. . Exempt from environmental. Report No. HO-06-031.

RECOMMENDATION:

Approve