

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
MAY 24, 2006 -  
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 3<sup>rd</sup> floor of the Development Service Department, 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 619-236-5679 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 Elliott-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: - **\*MONTORO LOT 37 – PROJECT NO. 84323**  
City Council District: 1; Plan Area: La Jolla Community Plan/La Jolla Shores  
Planned District

**STAFF: - Robert Korch**

Coastal Development Permit (site within Coastal Overlay Zone) and a Site Development Permit (site within the La Jolla Shores Planned District) to construct a new 3 story, 10,145 square-foot single dwelling unit with attached 3-car garage located on a 0.52 acre site located at **2534 Ruelle Nice** within the SF (single-family) zone of the La Jolla Shores Planned District, within the Coastal Overlay Zone (nonappealable area) and Coastal Height Limit Negative Declaration No. 84323. Report No. HO 06-112

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 24, 2006 -

ITEM-5: - **SORRENTO VIEW MAP WAIVER – PROJECT NO. 94492**

City Council District:5; Plan Area: Mira Mesa

**STAFF: - Laura Black**

Map Waiver to waive the requirements of a Tentative Map to create 90 commercial condominium units on an existing 24.33-acre site located at **5965 Pacific Center Boulevard** in the IL-2-1 Zone, Airport Environs Overlay, and Residential Tandem Parking Overlay Zones within the Mira Mesa Community Plan. Exempt from Environmental. Report No. HO-06-117.

**RECOMMENDATION:**

Approve

ITEM-6: - **4252 MENLO AVENUE MAP WAIVER – PROJECT NO. 95441**

City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area

**STAFF: - Renee Mezo**

Map Waiver to create two (2) condominiums units (under construction) and to convert one (1) existing residential unit into a condominium including a request to waive the requirement to underground existing overhead utilities, on a 0.20-acre site located at **4252 Menlo Avenue**, on the east side of Menlo Avenue, between Orange Avenue and El Cajon Boulevard. The site is located within the RM-1-1 zone of the Central Urbanized Planned District, in the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. HO-06-114

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 24, 2006 -

ITEM-7: - **9707 WAPLES TENTATIVE MAP – PROJECT NO. 82953**

City Council District: 5 Plan Area: Mira Mesa

**STAFF: - Robert Tucker**

Tentative Map to create 2 parcels from one existing 6.486 acre site containing two existing buildings at **9707 Waples Street** within the Mira Mesa Community Plan Area. Exempt from Environmental. Report No. HO-06-120

**RECOMMENDATION:**

Approve

ITEM-8: - **1509 CHALCEDONY STREET MAP WAIVER – PROJECT NO. 90571**

City Council District:2; Plan Area: Pacific Beach

**STAFF: - John Fisher**

Tentative Map Waiver No. 290363, Coastal Development Permit No. 290364 and waive the requirements to underground existing overhead utilities to convert four existing residential units into condominium ownership on a 0.14-acre site at **1509 Chalcedony Street**, between Haines and Ingraham Streets in Pacific Beach. Exempt from environmental. Report No. HO-06-121

**RECOMMENDATION:**

Approve

ITEM-9: - **1501 CHALCEDONY STREET MAP WAIVER – PROJECT NO. 90566**

City Council District:2; Plan Area: Pacific Beach

**STAFF: - John fisher**

Tentative Map Waiver No. 290343, Coastal Development Permit No. 290344 and waive the requirements to underground existing overhead utilities to convert four existing residential units into condominium ownership on a 0.14-acre site at **1501 Chalcedony Street**, between Haines and Ingraham Streets in Pacific Beach. Report No. HO-06-122

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 24, 2006

ITEM-10: - **1171-77 EVERGREEN STREET MAP WAIVER – PROJECT NO. 50787**  
City Council District: 2P Plan Area: Peninsula

**STAFF: - Cory Wilkinson**

Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert four existing residential units **at 1171-77 Evergreen Street** on a 0.115-acre site in the RM-3-7 Zone within the Peninsula Community Plan, Coastal HeightLimit, Airport Approach Overlay Zones, and Council District 2. Exempt from environmental. Report No. HO-06-124

**RECOMMENDATION:**

Approve

ITEM-11: - **BETH EL SANCTUARY – PROJECT NO. 56805**  
City Council District: 1; Plan Area: La Jolla

**STAFF: - Glenn Gargas**

Site Development Permit (due to location within the La Jolla Shores Planned District and to amend the previously approved La Jolla Shores Planned District Permit No. 90-0399) to construct a 8,275 gross square-foot sanctuary building, including parking area improvements, on grade plaza, and associated improvement all to be added to an existing religious facility on a 7.3-acre property. The project site is located at **8660 Gilman Drive**, in the SF Zone of La Jolla Shores Planned District, Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan. Report No. HO-06-129

**RECOMMENDATION:**

Approve