

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 11, 2007  
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: GARY GEILER**

- 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: - *Continued from March 7, and March 14, 2007:*

**3875 RIVIERA DRIVE MAP WAIVER- PROJECT NO. 110546**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Jeff Peterson**  
**Hearing Officer - Tracy Elliott-Yawn**

Coastal Development Permit to amend Coastal Development Permit No. 5820, a Map Waiver to waive the requirement for a Tentative Map to create three condominium ownerships from three (3) attached single-family residential units that are currently under construction (Building Permit No.C300315-04 through C300317 04, which were issued on September 17, 2004) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. An amendment to the previously approved Coastal Development Permit is required for the proposed subdivision to create three condominium ownerships. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site

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through renewable energy resources (i.e. photovoltaic). The 0.114 acre development site is located at **3875 through 3879 Riviera Drive**, south of Roosevelt Avenue, in the RM-2-5 Zone within the State Coastal Commission Permit Jurisdiction and the City's Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, the Pacific Beach Community Planning Area, and Council District 2. Exempt from environmental. Report No.HO-07-035

**DEPARTMENT RECOMMENDATION:**

Approval

ITEM – 5: - **HOWARD RESIDENCE– PROJECT NO. 123189**

City Council District: 2; Plan Area: Mission Beach

**STAFF: John Fisher**

Coastal Development Permit to demolish an existing single family structure and construct a 1,509 square foot single family structure at a 1,432 square foot site located at **828 Toulon Court** in the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan.

Exempt from environmental. Report No. HO -07-074

**RECOMMENDATION**

Approval

ITEM -6: - **SPRINT NEXTEL-MISSION TRAILS – PROJECT NO. 85861**

City Council District: 7; Plan Area: Navajo

**STAFF: Karen Lynch-Ashcraft**

Conditional Use Permit for a wireless communication facility consisting of four panel antennas located behind decorative panel inserts on the southeast and southwest elevations of the condominium complex located at **6955 Golfcrest Place**. Associated equipment is proposed to be located within the parking garage. Exempt from environmental. Report No. HO-07-054

**RECOMMENDATION**

Approval

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ITEM -7: - **\*CAMP DIGGITY DOG– PROJECT NO. 116976**  
City Council District: 8; Plan Area: Southeastern

**STAFF: Patrick Hooper**

Conditional Use Permit and Site Development Permit for a dog day care facility within an existing 6,520 square foot building on a 10,668 square foot (0.25) site located at **1835 Imperial Avenue** in the CSR-2 Zone of Southeastern San Diego. Planned District within the Southeastern SD Community Plan. Negative Declaration No. 116976. Report No. HO-07-056

**RECOMMENDATION**

Approval

ITEM -8: - **VERIZON-FORT ROSECRANS – PROJECT NO. 110789**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Alex Hempton**

Neighborhood Use Permit and a Conditional Use Permit for a wireless telecommunications facility consisting of nine (9) antennas located on a proposed 30 foot high “monopine” with associated equipment located in a prefabricated shelter. This facility is proposed to be adjacent to the Catalina Standpipe water tank and is located at **209 Catalina Blvd.** in the RS-1-11 zone. Exempt from environmental. Report No. HO-07-060

**RECOMMENDATION**

Approval

ITEM -9: - **\*SEA RIDGE RESIDENCE– PROJECT NO. 23798**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**  
**Hearing Officer: Ken Teasley**

Coastal Development and Site Development Permit for Environmentally Sensitive Lands to demolish the existing residence and construct a, two-story, approximately 7,858 gross square foot single family residence with two attached garages on a 16,890 square-foot property. The project site is located at 427 Sea Ridge Drive, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Planning Area. Negative Declaration No. 23798. Report No. HO-07-065

**RECOMMENDATION**

Approval

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ITEM -10: - **4411 CHEROKEE AVENUE– PROJECT NO. 112481**  
City Council District: 3; Plan Area: Mid-City Communities Plan Area

**STAFF: Renne Mezo**

Tentative Map to convert (2) two existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.14-acre site. The property is located at **4411-4413 Cherokee Avenue** in the RM-1-1 Zone of the Central Urbanized Planned District within the Normal Heights Neighborhood of the Mid-City Communities Plan Area, Transit Area, and Council District 3. Exempt from environmental. Report No. HO-07-066

**RECOMMENDATION**

Approval

ITEM -11: - **4379 33<sup>rd</sup> STREET MAP WAIVER – PROJECT NO. 111841**  
City Council District: 3; Plan Area: Mid-City Communities Plan Area

**STAFF: Renee Mezo**

Tentative Map to convert (4) four existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.14-acre site. The property is located at **4379 33<sup>rd</sup> Street** in the RM-2-5 Zone of the Central Urbanized Planned District within the Normal Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. HO-07-067

**RECOMMENDATION**

Approval

ITEM -12: - **740 GENTER STREET– PROJECT NO. 120245**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Linda French**

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to create two existing residential condominiums on a 7,264 square foot lot located at **740 Genter Street** RM-1-1 Zone. Exempt from environmental. Report No. HO-07-073

**RECOMMENDATION**

Approval