

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 29, 2008  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
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: 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 CONTINUANCES OR WITHDRAWALS**

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

ITEM-4: **\*GOMBOS RESIDENCE - PROJECT NO. 140106**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Linda D. French**

Coastal Development Permit Amendment and Site Development Permit application to construct a 7,742 square foot single family residence on a vacant 0.66 acre site at 1805 Amalfi Street in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.  
Mitigated Negative Declaration 140106. Report No. HO-08-155

**RECOMMENDATION:**

Approve

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ITEM-5: **\*BLANKENSHIP RESIDENCE - PROJECT NO. 107159**

City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Variance to allow for a 24 foot curb opening with a 13 foot wide driveway where a 23 foot curb opening with a 12 foot wide driveway is the maximum allowed, to demolish an existing residence and construct a three-story residence of approximately 4,785 gross square feet of floor area on a 10,851 square-foot property. The site is located at 1640 Torrey Pines Road in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone and Transit Area Overlay Zone, within the La Jolla Community Plan Area. Mitigated Negative Declaration 107159. Report No. HO-08-158

**RECOMMENDATION:**

Approve

ITEM-6: **\*BRODY RESIDENCE - PROJECT NO. 145858**

City Council District: 8; Plan Area: Southeastern San Diego

**STAFF: Will Zounes**

Site Development Permit for the relocation and move-on of a 1,065 square-foot single family dwelling and 368 square-foot detached garage from 3422 Sterne Street to a vacant 0.16 acre site located on the north side of Boston Avenue south of Newton Avenue, east of S. 40<sup>th</sup> Street, and west of S. 41<sup>st</sup> Street within the Southeastern San Diego Community Planning area within the MF-3000 Zone of the Southeastern San Diego Planned District. Negative Declaration 145858. Report No. HO-08-160

**RECOMMENDATION:**

Approve

ITEM-7: **4417 G STREET TENTATIVE MAP - PROJECT NO. 138497**

City Council District: 8; Plan Area: Encanto

**STAFF: Will Zounes**

Tentative Map to create two parcels from an existing 0.39 acre parcel and request to waive the requirement to underground existing overhead utilities located at 4417 G Street in the MF-3000 Zone of the Southeastern San Diego Planned District. Exempt from Environmental. Report No. HO-08-164

**RECOMMENDATION:**

Approve

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ITEM-8:       **STRATA CONDOMINIUMS – PROJECT NO. 81134**  
City Council District: 2; Plan Area: Centre City

**STAFF:       Peter Lynch**

Map Waiver to create 163 residential condominium units and two (2) commercial condominium units in a development presently under construction at 969 Market Street, between 9<sup>th</sup> Avenue and 10<sup>th</sup> Avenue, in the Employment/Residential Mixed Use District and East Village neighborhood of the Centre City Planned District. Exempt from Environmental. Report No. HO-08-147

**RECOMMENDATION:**  
Approve

ITEM-9:       **\*WALLACE RESIDENCE – PROJECT NO. 125852**  
City Council District: 1; Plan Area: Torrey Pines

**STAFF:       Kathy Henderson**

Coastal Development Permit and Site Development Permit application to demolish an existing residence and construct a 4,867 square foot single family residence located at 12904 Long Boat Way in the RS-1-6 zone of the Torrey Pines Community Plan. Mitigated Negative Declaration 125852. Report No. HO-08-162

**RECOMMENDATION:**  
Approve

ITEM-10:      **3030 HUGO STREET MAP WAIVER – PROJECT NO. 156432**  
City Council District: 2; Plan Area: Peninsula

**STAFF:       Laila Iskandar**

Map Waiver to waive the requirements of a Tentative Map to create four (4) residential condominiums (currently under construction), on a 0.11-acre site. The property is located at 3038 Hugo Street in the RM-3-7 Zone, Airport Approach Overlay Zone, and Coastal Height Limit Overlay Zone within the Peninsula Community Plan and Local Coastal Program Area and Council District 2. Exempt from Environmental. Report No. HO-08-163

**RECOMMENDATION:**  
Approve

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ITEM-11:     **\*CCC KIDS - PROJECT NO. 132052**  
City Council District: 3; Plan Area: Uptown

**STAFF:       Renee Mezo**

Conditional Use Permit for a childcare facility located at 3665 and 3671 6<sup>th</sup> Avenue and parking located at 3674 7th Avenue. The site is 0.15-acres in size within the MR-800B zone of the Mid-City Communities Planned District, the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone within the Uptown Community Plan Area. Mitigated Negative Declaration 132052. Report No. HO-08-165

**RECOMMENDATION:**

Approve

ITEM-12:     **SOILLE DAY SCHOOL – PROJECT NO. 116986**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF:       Edith Gutierrez**

Amendment to Conditional Use Permit No. 48792 approved on March 18, 2004. The amendment is to extend the expiration date of the permit to maintain a private day school for grades Kindergarten through 10th and a child care facility. The site is located at 3630 Afton Road in the IP-2-1 Zone of the Kearny Mesa Community Plan Area. Exempt from Environmental. Report No. HO-08-166

**RECOMMENDATION:**

Approve

ITEM-13:     **1709 MISSOURI MAP WAIVER - PROJECT NO. 154891**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:       Edith Gutierrez**

Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert two existing residential units to condominium ownership on a 0.14-acre site. The site is located at 1709 Missouri Street in the RM-1-1 Zone, Coastal Height Limit Overlay Zone, within the Pacific Beach Community Plan Area. Exempt from Environmental. Report No. HO-08-168

**RECOMMENDATION:**

Approve

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ITEM-14: **LOMOBROZO RESIDENCE - PROJECT NO. 156916**

City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Gutierrez**

Site Development Permit (La Jolla Shores Planned District) to demolish an existing residence and construct a one-story, 6,641 square-foot single family residence on a 0.46-acre property. The site is located at 7855 Revelle Drive in the SF Zone of La Jolla Shores Planned District and Coastal Height Overlay Zone, within the La Jolla Community Plan Area.

Exempt from Environmental. Report No. HO-08-169

**RECOMMENDATION:**

Approve