

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 17, 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 OFFICER 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.**

*~Continued from November 12, 2008~*

*~It is anticipated that this project will be continued to January 7, 2009~*

ITEM-4: **\*THE CHILDREN'S SCHOOL - PROJECT NO. 151283**

City Council District: 1; Plan Area: La Jolla

**STAFF: Dan Stricker**

Coastal Development Permit (CDP) and Site Development Permit (SDP) application for the addition of an 8,640 square-foot classroom building and 3,840 square-foot media arts building to an existing school on a 5.99-acre site in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-Appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Parking Impact Overlay Zone (Coastal), within the La Jolla Community Planning Area. Mitigated Negative Declaration 151283.  
Report No. HO-08-172

**RECOMMENDATION:**

Approve

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*~Continued from December 10, 2008~*

ITEM-5: **4135 MISSION BOULEVARD MAP WAIVER - PROJECT NO. 163493**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Jeffrey A. Peterson**

Coastal Development Permit to amend Coastal Development Permit No. 116352 and Map Waiver application to waive the requirements of a Tentative Map, and waiver of the undergrounding of overhead utilities to create seven commercial and eighteen residential condominium ownership interests from a mixed-use development that is currently under construction on a 0.503-acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaics). The property is located at 4135 and 4105 Mission Boulevard, the northeast corner of Mission Boulevard and Pacific Beach Drive, in the CV-1-2 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Beach Impact Area of the Parking Impact Overlay Zone, Transit Area Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-08-188

**RECOMMENDATION:**

Approve

ITEM-6: **METRO CAREER CENTER - PROJECT NO. 163094**  
City Council District: 3; Plan Area: City Heights

**STAFF: Renee Mezo**

Conditional Use Permit for an educational facility within the 1<sup>st</sup> and 2<sup>nd</sup> floors of an existing commercial building located at 3910 University Avenue. The site is on 4.71-acres in the CU-2-3 and CT-2-3 Zones of the Central Urbanized Planned District and the Transit Area Overlay Zone within the City Heights Neighborhood of the Mid-City Communities Plan Area. The previously certified Findings of No Significant Impact/Mitigated Negative Declaration LDR No. 41-1089 (Attachment 10) that was prepared for the original project (Project No. 2425) adequately covers the activity being proposed.  
Report No. HO-08-189

**RECOMMENDATION:**

Approve

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ITEM-7: **\*FISHBURN GRADING - PROJECT NO. 118907**

City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Gutierrez**

Coastal Development Permit and Site Development Permit (Environmentally Sensitive Lands) for previous unpermitted grading on a 0.98-acre vacant site. The site will remain vacant, as no development is proposed. The project site is located at 1161 Clemson Circle in the RS-1-2 Zone, Coastal Overlay (non-appealable), the Coastal Height Limit and the Coastal Parking Impact Overlay Zones, within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 118907. Report No. HO-08-194

**RECOMMENDATION:**

Approve

ITEM-8: **718 ZANZIBAR COURT - PROJECT NO. 164096**

City Council District: 2; Plan Area: Mission Beach

**STAFF: Linda D. French**

Variance application to demolish two existing two-story residential buildings totaling four units and construct two three-story residential duplex buildings with attached four two-car garages which vary from the front yard setback along Santa Rita Place located at 718 Zanzibar Court in the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, State Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area. Exempt from Environmental. Report No. HO-08-183

**RECOMMENDATION:**

Approve

ITEM-9: **KNIGHT RESIDENCE - PROJECT NO. 151727**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Linda D. French**

Coastal Development Permit application to demolish an existing garage and construct a 2,026 square foot addition on a 6,931 square foot site where an existing single family residence is maintained at 702 Loring Street in the RS-1-7 Zone within the Pacific Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Exempt from Environmental. Report No. HO-08-195

**RECOMMENDATION:**

Approve

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ITEM-10: **1369 GRAND AVENUE TOWNHOMES - PROJECT NO. 151957**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Linda D. French**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and undergrounding overhead utilities to demolish four existing units and create four residential condominiums on a 6,250 square-foot site at 1369 Grand Avenue in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact. Exempt from Environmental. Report No. HO-08-200

**RECOMMENDATION:**

Approve

ITEM-11: **MOUNT ASHMUN PIPE PROTECTION - PROJECT NO. 160759**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF: Vena Lewis**

Site Development Permit to encase approximately 16 linear feet of new 15-inch clay sewer pipe in concrete for long term protection, install concrete pavers in the immediate drainage area upstream of the pipe, and placement of rip rap to slow stormwater velocities; including enhancement and creation of Oak Riparian Forest and Southern Willow Scrub in the Tecolote Creek Riparian area; restoration of native grassland habitat and Diegan Coastal Sage Scrub; and removal of invasive, non-native plants on approximately 0.086 acres of the project site. The project site is found directly west of Mount Ashmun Drive, approximately midway north of Mount Acadia Boulevard, south of Balboa Avenue within the OP-1-1 zone on City owned property within the Clairemont Mesa Community Plan Area. Exempt from Environmental. Report No. HO-08-197

**RECOMMENDATION:**

Approve

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ITEM-12: **LA JOLLA CHILDREN'S POOL ROPE BARRIER - PROJECT NO. 168614**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Morris Dye**

Site Development/Coastal Development Permit to erect temporary rope barrier during seal pupping season, December 15, 2008 to May 30, 2009 within the Sensitive Coastal overlay (Coastal Commission Appeal Jurisdiction), Sensitive Biologic Resources overlay, Coastal Beaches overlay, and City Coastal overlay zones, within the La Jolla Community Planning Area. Exempt from Environmental. Report No. HO-08-198

**RECOMMENDATION:**

Approve

ITEM-13: **1311 P.B. DRIVE MAP WAIVER - PROJECT NO. 165730**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Glenn Gargas**

Coastal Development Permit, an amendment to the previously approved Coastal Development Permit, Project No. 6512 and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to convert 3 residential dwelling units (under construction) into condominium units on a 0.11 acre property. The project site is located at 1311 Pacific Beach Drive, in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. Exempt from Environmental. Report No. HO-08-199

**RECOMMENDATION:**

Approve