

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 17, 2010  
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: Chris Larson

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 September 15, 2010*

ITEM-4: **\*HRONOPOULOS RESIDENCE - PROJECT NO. 175333**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Site Development Permit ( La Jolla Shores PDO and amend CUP 228-PC) and Neighborhood Development Permit (Environmentally Sensitive Lands) to demolish, reconstruct and add on to (2,171 square foot addition) an existing, two-story, approximate 4,771 gross square-foot single family residence resulting in a total of approximate 6,942 gross square foot, three-story, single family residence on a 11,495 square foot property. The project site is located at 8216 Caminito Maritimo, in the SF Zone of La Jolla Shores Planned District, Coastal Height Limitation Overlay, Airport Influence Area and within the La Jolla Community Plan. Mitigated Negative Declaration Report No. 175333  
HO-10-079

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF NOVEMBER 17, 2010

ITEM-5: **OCEAN BEACH COMFORT STATION - PROJECT NO. 217590**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Patricia Grabski**

Site Development Permit to demolish the remaining walls and slab from an existing 1,350 square-foot comfort station and construct a new, approximately 1,100 square-foot comfort station on City-owned land at the southwest end of Brighton Street. The project would provide men's and women's restroom facilities, a mechanical room, three outdoor showers, drinking fountains, decorative concrete elements, public art and roof-mounted solar panels. The station would be ADA accessible. The facility is located at 5195 Brighton Avenue in the Airport Environs Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area, Part 77 Notification Area, Coastal Overlay Zone (State Jurisdiction), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and the RM-2-4 Zone within the Ocean Beach Precise Plan and Local Coastal Program areas. Exempt from Environmental. Report No. HO-10-115

**RECOMMENDATION:**

Approve

ITEM-6: **7310 MIRAMAR MAP WAIVER - PROJECT NO. 128101**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: Glenn Gargas**

Map Waiver to waive the requirements of a Tentative Map to create 108 commercial condominium units in an existing building on a 2.80 acre property. The project site is located at 7310 Miramar Road, in the CC-3-5 Zone, Airport Influence Area and within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-10-114

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF NOVEMBER 17, 2010

ITEM-7:       **\*MORRIS RESIDENCE - PROJECT NO. 220191**  
City Council District: 2; Plan Area: Peninsula

**STAFF:       PJ Fitzgerald**

Extension of Time (EOT) for Coastal Development Permit 272920 ,  
Neighborhood Development Permit 291498 for Environmentally Sensitive Lands  
and Variance 276905, to construct a 3,041 square foot residence with 0' front  
yard setback on a 0.20 acre vacant site at 3375 Martinez Street in the RS-1-7  
Zone and Airport Approach, Coastal Height Limit and Coastal (non-appealable)  
Overlay Zones, within the Peninsula Community Plan area. Mitigated Negative  
Declaration No. 86028. Report No. HO-10-118

**RECOMMENDATION:**

Approve