

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 15, 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: 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: *Continued from December 1, 2010*  
**10121 BARNES CANYON ROAD - PROJECT NO. 206492**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: Tim Daly**

Tentative Parcel Map to create two lots on a 7.25-acre site at 10121 Barnes Canyon Road in the IL-2-1, Airport Influence Area, and FAA Part 77 Overlay Zones within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-10-125

**RECOMMENDATION:**

Approve

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ITEM-5:        **\*ALTAIR - PROJECT NO. 161878**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Diane Murbach**

Coastal Development Permit, Site Development Permit, Map Waiver for the Subdivision of 7 units into 7 condominiums, and to waive the requirement to underground existing overhead utilities. The project would demolish 7 dwelling units and construct a new 7 unit residential condominium complex at 6722 Vista Del Mar Avenue. The existing 5,040 square foot two story apartment building would be replaced with the construct of a new sustainable 12,150 square foot three story residential condominium building with a 5,490 square foot one story subterranean parking garage. The 0.177 acre project site is located in the RM-3-7 Zone, appealable Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Mitigated Negative Declaration No. 161878. Report No. HO-10-127

**RECOMMENDATION:**

Approve

ITEM-6:        **\*BEACH ACCESS STAIRWAYS - PROJECT NO. 200405**  
City Council District: 1 & 2; Plan Area: La Jolla, Pacific Beach & Ocean Beach

**STAFF:        Helene Deisher**

Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to perform maintenance and repair of beach access stairways and walkways in the following six locations: Orchard Avenue Walkway (located at the terminus of Orchard Avenue at the Pacific Ocean); Diamond Street Stairway (located at the terminus of Diamond Avenue at the Pacific Ocean); Old Salt Pool Stairway (located at the terminus of Narragansett Avenue at the Pacific Ocean); Capri by the Sea Walkway/Stairway (located west of Ocean Boulevard between Chalcedony Street and Missouri Street); South Casa De Manana Stairway (located west of Coast Boulevard between Jenner Street and Ocean Lane); Pescadero Avenue Lower Stairway.(located at the terminus of Pescadero Avenue at the Pacific Ocean. The sites are within the Pacific Beach, Ocean Beach and La Jolla Community Planning areas. Mitigated Negative Declaration No. 200405 has been prepared for the six project locations. Report No. HO-10-119

**RECOMMENDATION:**

Approve

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ITEM-7: **GALICOT RESIDENCE EOT - PROJECT NO. 220963**

City Council District: 1; Plan Area: La Jolla

**STAFF: Jeannette Temple**

Coastal Development Permit and Site Development Permit application for three-year Extension of Time to Coastal Development Permit No. 212253 and Site Development Permit No. 216293, to demolish an existing single-family residence and construct a new 2-story, 8,250 square-foot residence with a 3,663 square-foot basement, 750 square-foot detached garage, pool cabana and swimming pool. The project site is located at 8320 Calle Del Cielo in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-10-124

**RECOMMENDATION:**

Approve

ITEM-8: **S. CAL VET DENTAL SPECIALIST - PROJECT NO. 219780**

City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Will Zounes**

Conditional Use Permit to convert an existing industrial building into a 7,587 square-foot veterinary dental clinic on a 0.40 acre site located at 5775 Chesapeake Court in the IL-2-1 Zone within the Kearny Mesa Community Plan and Airport Influence Area. The proposed clinic will specialize in dental procedures for small animals conducted entirely in-doors on an outpatient basis. Exempt from Environmental. Report No. HO-10-126

**RECOMMENDATION:**

Approve

ITEM-9: **9888 CARROLL CENTRE MAP WAIVER - PROJECT NO. 208076**

City Council District: 5; Plan Area: Mira Mesa

**STAFF: Glenn Gargas**

Map Waiver to waive the requirements of a Tentative Map to create 60 commercial condominium units in an existing approximately 52,425 square feet, two-story, light industrial office building on a 3.04 acre property. The project site is located at 9888 Carroll Centre Road, in the IL-2-1 Zone, Airport Influence Area, FAA Part 77 and within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-10-128

**RECOMMENDATION:**

Approve

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ITEM-10: **COLBURN RESIDENCE - PROJECT NO. 194621**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: PJ Fitzgerald**

Coastal Development Permit to remodel an existing residence (including a 288 square foot addition) on a 0.23 acre site with 5 additional existing residences at 5072 Niagara Ave in the CC-4-2 Zone, and within the Coastal (appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, Residential Tandem Parking, Parking Impact Overlay zones, within the Ocean Beach Community Plan area. Exempt from Environmental.  
Report No. HO-10-129

**RECOMMENDATION:**

Approve