

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 14, 2011  
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: 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 OR WITHDRAWALS**

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

*~Continued from November 30, 2011*

ITEM-4: **VIA RIALTO STORM DRAIN - PROJECT NO. 222828**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Patricia Grabski**

Coastal Development Permit and Site Development Permit application for after-the-fact permits for emergency work. The emergency work repaired and replaced a failed storm water drain located approximately 60 feet down slope from a single family residence at 7435 Caminito Rialto. The emergency work was completed in May, 2010. Revegetation of the slope has not been completed and is part of the after-the-fact permits approval process. The project is located approximately 60 feet down slope from 7435 Caminito Rialto in the SF Zone of the La Jolla Shores Planned District, within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone. Exempt from Environmental. Report No. HO-11-086

**RECOMMENDATION:**

Approve

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ITEM-5:       **CHAO RESIDENCE - PROJECT NO. 242106**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Jeffrey A. Peterson**

Site Development Permit to demolish an existing single family residence and construct a new two story, 4,593 square foot single family residence on a 0.22-acre site (10,007 square feet). The proposed project will conform to the Council Policy 900-14 criteria by generating 50-percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 8289 La Jolla Scenic N Drive in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone. Exempt from Environmental. Report No. HO-11-087

**RECOMMENDATION:**  
Approve

ITEM-6:       **\*LA JOLLA CHILDREN'S POOL LIFEGUARD STATION**  
**PROJECT NO. 154844**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Patricia Grabski**

Coastal Development Permit and Site Development Permit to demolish an existing lifeguard station and construct a new, three-story, 1877 square-foot lifeguard station. The new lifeguard station is partially subterranean and is generally located in the same location as the existing facility. Lower level improvements include new beach access restrooms and showers, lifeguard lockers and a sewage pump room. The plaza level includes two work stations (Observation Room and First Aid Station). The observation level includes a single occupancy observation space, radio storage closet and exterior catwalk. Interior stairs link the floors. The existing plaza will be reconfigured to provide a ramp for emergency vehicles to the beach and for pedestrians to the lower level accessible restrooms and showers. Enhanced paving, seating and viewing space, drinking fountains, adapted landscaping and water efficient irrigation is also included. The project is located at 827 ½ Coast Boulevard in Zone 5 of the La Jolla Planned District, the Coastal Overlay Zone (Appealable Area) and the La Jolla Community Plan and Local Coastal Program areas. Mitigated Negative Declaration No. 254844. Report No. HO-11-078

**RECOMMENDATION:**  
Approve

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ITEM-7:       **SEA RIDGE - PROJECT NO. 260255**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Jeannette Temple**

Coastal Development and Site Development Permit for Environmentally Sensitive Lands, to demolish the existing residence and construct a, new two-story, approximately 7,858 square foot, gross floor area single family residence with two attached garages on a 16,890 square-foot property. The proposed project is the exact same project that was approved by the Hearing Officer on April 11, 2007. However, that permit has expired. The project site is located at 427 Sea Ridge Drive, in the RS-1-7 zone, Coastal Overlay zone (appealable), Coastal Height Limit Overlay, and Parking Impact Overlay zones within the La Jolla Community Plan area. Exempt from Environmental.  
Report No. HO-11-089

**RECOMMENDATION:**

Approve

ITEM-8:       **742 ISLAND COURT AMENDMENT - PROJECT NO. 256853**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:        Will Zounes**

Coastal Development Permit (CDP) and Map Waiver (MW) to amend CDP No. 617270 and cancel MW No. 617271 to remove one condition to underground on-site overhead utilities located at 742-744 Island Court in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, and Transit Area Overlay Zone. Exempt from Environmental.  
Report No. HO-11-092

**RECOMMENDATION:**

Approve

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ITEM-9: **GROW SMART CHILDREN'S ACADEMY - PROJECT NO. 233302**  
City Council District: 7; Plan Area: Navajo

**STAFF: PJ FitzGerald**

Conditional Use Permit (amendment to existing CUP No. C-13433) for the operation of a new childcare center (up to 35 students) within an existing single family residence (currently used for family daycare) at 6261 Jackson Drive, the continued operation of an existing childcare center (up to 35 students) at 6271 Jackson Drive and shared access/parking between the facilities. The properties are located at 6261 and 6271 Jackson Drive in the RS-1-7 Zone within the Navajo Community Plan, and Airport Influence Area, FAA Part 77 and Transit Area Overlay zones. Exempt from Environmental. Report No. HO-11-093

**RECOMMENDATION:**

Approve

ITEM-10: **\*WELLS RESIDENCE - PROJECT NO. 233074**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct an approximate 2,987 gross square foot, one story, single family residence with an attached two car garage on a 5,500 square foot property. The project site is located at 8217 Paseo Del Ocaso, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. Mitigated Negative Declaration No. 233074. Report No. HO-11-094

**RECOMMENDATION:**

Approve

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ITEM-11:     **\*UNIVERSITY CITY VILLAGE - PROJECT NO. 164984**  
City Council District: 1; Plan Area: University

**STAFF:**       **Tim Daly**

Conditional Use Permit (CUP) for the remodel and reconstruction of 876 senior housing units on four parcel lots encompassing 55.50 acres of the overall five parcel lot, 75-acre senior housing development located at 4633 Governor Drive and subject to CUP/Resource Protection Ordinance (RPO) Permit No. 98-0408 in the RM-1-2, Airport Influence Area, and Airport Environs Overlay 60 dBa zones within the University Community Plan. Mitigated Negative Declaration No. 98-0408. Report No. HO-11-096

**RECOMMENDATION:**

Approve