

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JANUNARY 23, 2008  
COMMITTEE ROOM, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
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ITEM-2: **REQUESTS FOR CONTINUANCES AND OR WITHDRAWN**

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

ITEM-4: *Continued from January 16, 2008:*

**\*ALBANEZ RESIDENCE- PROJECT NO. 103835**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Site Development Permit application for an approximate 2,995 square foot addition/remodel to an existing single family residence, resulting in an approximate 5,508 square-foot single family residence on a 12,724 square-foot property. The project site is located at 2402 Rue Denise, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Negative Declaration No. 103835  
Report No. HO-08-014

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF JANUARY 23, 2008

ITEM-5: *Continued from January 16, 2008:*

**VENTURE COMMERE TORREY PINES - PROJECT NO. 134711**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Kathy Henderson**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and Parcel Map to create 17 commercial condominium units within two existing buildings on a 3.23 acre site at **11189 and 11199 Sorrento Valley Road**. Exempt from environmental.  
Report No. HO-08-020

**RECOMMENDATION:**

Approve

ITEM-6: **NOLAN OFFICE CONDO MAP WAIVER - PROJECT NO. 133925**

City Council District: 2; Plan Area: Centre City

**STAFF: Peter Lynch**

Map Waiver to allow the conversion of 37 commercial units in an existing building, into condominiums. The project is located at 453 6<sup>th</sup> Avenue between Island Street and J Street. Exempt from environmental.  
Report No. HO-08-011

**RECOMMENDATION:**

Approve

ITEM-7: **\*ALIEZER RESIDENCE – PROJECT NO. 112154**

City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Y. Gutierrez**

Coastal Development Permit and Site Development Permit (Environmentally Sensitive Lands) to demolish an existing two-story residence and construct a three-story over basement, 8,768 square foot single family residence on a 28,518 square foot lot. The site is located at 2042 Via Casa Alta in the RS-1-1 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable) and Coastal Height Limit. Mitigated Negative Declaration No. 112154.  
Report No. HO-08-017

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JANUARY 23, 2008

ITEM-8: **BROADWAY & 30<sup>TH</sup> STREET – PROJECT NO. 54073**  
City Council District: 8; Plan Area: Greater Golden Hill

**STAFF: Cherlyn Cac**

Site Development Permit to demolish three residential dwelling units and construct sixteen residential units in two buildings over a basement garage. The 0.23 acre property is located at 1007, 1009, and 1011 30<sup>th</sup> Street in the GH-600 zone of the Golden Hill Planned District of the Greater Golden Hill Community Plan Area. Exempt from Environmental. Report No. HO-08-022

**RECOMMENDATION:**

Approve

ITEM-9: **\*KRUPENS DUPLEX – PROJECT NO. 135303**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Coastal Development Permit and Site Development Permit to amend Coastal Development Permit No. 11546 and Site Development Permit No. 11557 to Demolish two existing residential units and construct two new residential units on a 6, 500 square-foot site with two attached double car garages. The property is located at 1720 Ocean Front Street in the RM-2-4 Zone, Coastal Overlay (appealable), Coastal Height Limit, Airport Influence Area, Airport Approach, Residential Tandem Parking, and FAA Part 77 within the Ocean Beach Precise Plan and Local Coastal Program Area. Addendum to previous Negative Declaration No. 6871 Report No. HO-08-007

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JANUARY 23, 2008

ITEM-10:     **\*CARROLL CANYON BUSINESS PARK – PROJECT NO. 119151**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF:       Tim Daly**

Planned Development Permit to amend Planned Industrial Development/Resource Protection Ordinance (PID/RPO) Permit No. 98-0978 to modify the design guidelines to allow for self storage uses on Lot 1, an approximate 6.6-acre site located at the southeast corner of Camino Ruiz and Carroll Canyon Road in the IL-2-2, Airport Influence Area and Residential Tandem Parking Overlay Zones within the Mira Mesa Community Plan. Addendum to Environmental Impact Report No. 98-0978. Report No. HO-08-025

**RECOMMENDATION:**

Approve

ITEM-11:     **MISSION VALLEY MIXED USE – PROJECT NO. 77887**  
City Council District: 6; Plan Area: Mission Valley

**STAFF:       Michelle Sokolowski**

Site Development Permit and Lot Line Adjustment to construct an approximately 101,050 square-foot commercial building and 72 residential apartment units on a 4.75-acre site located at 444-480 Camino del Rio South in the MV-CO Zone of the Mission Valley Planned District and the southern Hillside Conservation Design Subdistrict within the Mission Valley Community Plan area. Mitigated Negative Declaration 77887. Report No. HO-08-008

**RECOMMENDATION:**

Approve