

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 16, 2003
COUNCIL CHAMBERS, 12TH 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 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 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: William Mackey

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.**

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

ITEM-4: **AT&T: THE BUMP – PROJECT NO. 99-0857.01**
Torrey Pines Community Plan Area

STAFF: Firouzeh Tirandazi

Approval, denial or modification of an application for Conditional Use Permit and Site Development Permit to amend Conditional Use Permit 99-0857 to add four panel antennas and three equipment cabinets to an existing 8-antenna unmanned wireless communication facility, and to extend the life of the permit by an additional five years. The project site is located at **12025 Sorrento Valley Road** within the Torrey Pines Community Plan area.

RECOMMENDATION:

Approval.

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ITEM-5: * **NEUROCRINE BIOSCIENCES – PROJECT NO. 5523**
Carmel Valley Community Plan Area

STAFF: John Fisher

Approval, denial or modification of an application for a Site Development Permit to construct three buildings with a total of 299,944 square feet for corporate office and scientific research uses also with a subterranean parking structure, site development, landscaping and minor improvements in the public right-of-way on a 13.77-acre site is located at **12770, 12780 and 12790 El Camino Real** in the EC zone within the Carmel Valley Community Plan area. Mitigated Negative Declaration 42-1061.

RECOMMENDATION:

Approval.

ITEM-6: * **UPPER HILLSIDE DRIVE – PROJECT NO. 1154**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development Permit, Site Development Permit (due to Environmentally Sensitive Lands) and Lot Line Adjustment, to demolish an existing dwelling unit and construct a new two-story dwelling unit to total approximately 21,847 square-feet of gross floor area on a 7.48 acre property. The project site is located at **7243 Encelia Drive, and 1720 Upper Hillside Drive**, in the RS-1-2 Zone, Environmentally Sensitive Lands Overlay Zone, Coastal Overlay Zone (non-applicable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan area. Mitigated Negative Declaration 41-0680.

RECOMMENDATION:

Approval.

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ITEM-7: **STEVENSON RESIDENCE – PROJECT NO. 1729**
Linda Vista Community Plan Area

STAFF: Cathy Middlested

Approval, denial or modification of an application for the conversion of the existing 577 square-foot single family residence and 354 square-foot garage, to create a 697 square-foot companion unit, with a 230 square foot covered patio; and the conversion of the existing two-story, 3,120 square-foot detached storage building to create a 2,080 square-foot primary dwelling unit, with attached 997 square-foot garage, on a portion of a 10,407 square-foot lot, located at **6606 Goodwin Street** in the RS-1-7 zone within the Linda Vista Community Plan area.

RECOMMENDATION:

Approval.

ITEM-8: **10TH AND MARKET MAP WAIVER – PROJECT NO. 5597**
Centre City Development Corporation

STAFF: Laila Iskandar

Approval, denial or modification of an application for a Map Waiver for 240 condominium units on a 1.38-acre site. The project is located at **1003 Market Street**, in the Mixed Use Residential Emphasis District area "C" of the Centre City Planned District.

RECOMMENDATION:

Approval.

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ITEM-9: **BALBOA CORPORATE CENTER – PROJECT NO. 5297**
Kearny Mesa Community Plan Area

STAFF: Vicky Gallagher

Approval, denial or modification of an application for a Map Waiver application to waive the requirements for a Tentative Parcel Map to create 3 commercial condominium units on a 5.64-acre site at **8965 Balboa Avenue** in the IL-2-1 zone of the Kearny Mesa Community Plan area. The project includes a waiver of the requirements to underground the existing overhead utilities.

RECOMMENDATION:

Approval.

ITEM-10: **CONGER RESIDENCE – PROJECT NO. 5037**
La Jolla Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development Permit, and Variance, to demolish an existing dwelling unit and construct a new two-story dwelling unit to total approximately 1,740 square-feet of gross floor area on a 2,500 square-foot property. The requested Variance is for a proposed building encroachment into the required 25 foot “visibility triangle area” at the intersection of Olivetas and Sea Lane. The project site is located at **7315 Olivetas Avenue**, in the RS-1-7 zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, and within the La Jolla Community Plan area.

RECOMMENDATION:

Approval.