

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 6, 2005  
COUNCIL CHAMBERS, 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 5<sup>th</sup> 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 619-236-5679 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 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.**

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

ITEM-4 **FANUEL STREET – PROJECT NO. 57760**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Map Waiver and Undergrounding to convert two existing dwelling units to condominium ownership on a 0.130 acre parcel located at **4277 Fanuel Street** in the RM-1-1 zone, Coastal Overlay Zone (non-appealable area) and the Coastal Height Limit within the boundaries of the Pacific Beach Community Plan. Report No. HO-05-052

**RECOMMENDATION:**

Approve

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ITEM-5: **PENNER RESIDENCE- PROJECT NO. 1536**

City Council District: 2; Plan Area: La Jolla

**STAFF: Bill Tripp**

Approve, conditionally approve, or deny an application for a La Jolla Shores and Coastal Development Permit and Variance # 1536 to accommodate construction of a second-story addition to an existing single-family residence located at **8405 El Paseo Grande**, in the SF (Single-Family) Zone of the La Jolla Shores Planned District, La Jolla Community Plan Area, Beach Parking Impact Overlay Zone, and Coastal Commission Appeal Jurisdiction area. The property is legally described as Lot 5, Block 38, La Jolla Shores Unit No. 6, and Map No. 2147. Said Variance is to maintain an existing curb cut and one, off-street parking space located within a required front or street-side yard setback, where parking is otherwise not permitted. Process 3. Report No. HO-05-056

**RECOMMENDATION:**

Approve.

ITEM-6: **THAXTON PROPERTY - PROJECT NO. 10379**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Vena Lewis**

Approve, conditionally approve, or deny an application for a Variance to reduce the minimum lot dimensions for a future lot consolidation map to create 4 parcels from five existing lots a **4830 Noyes Street** in the RS-1-7 Zone within the Pacific Beach Community Plan. Report No. HO-05-057

**RECOMMENDATION:**

Deny

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ITEM-7:       **CHEROKEE AVENUE MAP WAIVER - PROJECT NO. 28582**  
City Council District: 3; Plan Area: Mid-City Communities

**STAFF:       Patrick Hooper**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirement of a Tentative Map in order to convert three existing units into condominiums and to waive the requirement to underground existing overhead utilities on 4,688 square-foot site at **4525 Cherokee Avenue** in the RM-1-1 Zone, within the Mid-City Communities- Normal Heights Neighborhood Community Planned area.

**RECOMMENDATION:**

Approve.

ITEM-8:       **4659 PESCADERO MAP WAIVER - PROJECT NO. 60257**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:       Laila Iskandar**

Approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Map Waiver application to waive the requirements for a Tentative Map to convert two existing residential units to two condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at **4659-4661 Pescadero Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program, Council District 2. Report No. HO-05-070.

**RECOMMENDATION:**

Approve.