

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 10, 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 (ALD's) 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: Bob Didion

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-5: *Continued from 8/3/2005*  
**KATZ RESIDENCE - PROJECT NO. 51529**  
City Council District: 1; Plan Area: La Jolla

**STAFF: John Cruz**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Site Development Permit to demolish all structures including the main house, guest house, garage, and tool shed. The project is located on a 3.06 acre site (no new construction proposed) at **9862 La Jolla Farms Road** in the RS-1-2 Zone within the La Jolla Community Plan. The site is within the Coastal Overlay (appealable) and Coastal Height Limit zones. Exempt from environmental. HO-05-130

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 10, 2005

ITEM-5: **REMEC TENTATIVE MAP - PROJECT NO. 39677**

City Council District: 6; Plan Area: Kearny Mesa

**STAFF: John Cruz**

Approve, conditionally approve, or deny an application for a Tentative Map to create two (2) parcels from one existing parcel and a Variance for the reduction of the minimum required street frontage. The project is located on a 6.712 acre site at **5775 Roscoe Court** in the IL-2-1 Zone within the Kearny Mesa Community Plan. The site is within the Airport Environs Overlay zone. Exempt from environmental. Report No. HO-05-131.

**RECOMMENDATION:**

Approve

ITEM-6: **UPTOWN TOWNHOMES - PROJECT NO. 44839**

City Council District: 3; Plan Area: Uptown

**STAFF: Paul Godwin**

Approve, conditionally approve, or deny an application for a Site Development Permit to allow the construction of four multi-family units on a vacant 5,400-square-foot site located at **4021 1<sup>st</sup> Avenue** in the MR-800B Zone of the Mid-City Communities Planned District. The project would provide two, two-bedroom units, two, three-bedroom units and eight garage parking spaces. The project proposal includes a request to deviate from the side yard setback requirements of the Mid-City Communities Planned District regulations. Exempt from environmental. Report No. HO-05-134.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 10, 2005

ITEM-7: **PERISEAU RESIDENCE – PROJECT NO. 28869**  
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 a Map Waiver, to construct a new 2,125-square-foot residential unit on a 7,000-square-foot site with an existing dwelling unit, and to waive the requirements for a Tentative Map to convert the two residential units to condominiums. The property is located at **4625 Cape May Avenue** in the RM-1-1 Zone, Coastal Overlay Zone, and the Airport Environs Overlay Zone, the Airport Approach Overlay Zone, and the Airport Environs Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program, and Council District 2. Exempt from environmental. Report No. HO-05-141

**RECOMMENDATION:**

Approval

ITEM-8: **\*WELCH TIRE - PROJECT NO. 63917**  
City Council District: 8; Plan Area: Barrio Logan

**STAFF: Cory Wilkinson**

Approve, conditionally approve, or deny an application for a Coastal Development Permit to remodel an existing 1,177 square foot office building (demolish 422 square feet and remodel the remaining 755 square feet), construct a new one-story 1,995 square foot automotive maintenance building, and approve a Variance to reduce the width of the existing driveway connection to Main Street on a 10,500 square foot automotive maintenance site at **3724 Main Street** in Subdistrict B of Barrio Logan Planned District within the Barrio Logan Community Plan, Coastal Overlay Zone (non-appealable), Council District 8. Report No. HO-05-149

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 10, 2005

ITEM-9: **COLUMBIA MAP WAIVER - PROJECT NO. 55206**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Cherlyn Cac**

Approve, conditionally approve, or deny an application for a Map Waiver to convert two existing residential units to condominiums, including a waiver for undergrounding utilities, on a 0.12 acre site. The property is located at **3002 Columbia Street & 1204 W. Quince Street** in the MR-1500 Zone of Mid City Community Plan Area. Exempt from environmental. Report No. HO-05-155

**RECOMMENDATION:**

Approve