

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 14, 2002  
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 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 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: Gene Lathrop**

**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: \* HARRIS AVENUE MAP WAIVER/CONDOMINIUM CONVERSION  
PROJECT NO. 3337  
Otay Mesa Community Plan Area**

**STAFF: William Zounes**

Approval, denial or modification of an application for a Tentative Map Waiver and lot consolidation to convert two existing duplexes on two separate lots, to condominiums on a .23 acre site at **769-779 Harris Avenue** in the RM-1-1 zone.

**RECOMMENDATION:**  
Approval.

**HEARING OFFICER DOCKET OF AUGUST 14, 2002**

**ITEM-5: GARRETT RESIDENCE - PROJECT NO. 2170**  
Uptown Community Plan Area

**STAFF: Jeff Peterson**

Approval, denial or modification of an application for a Conditional Use Permit (Process 3) for a new 698 square foot Companion Unit to be constructed above a new three car garage on a 7,816 square foot lot. The site contains an existing 2,094 square foot single family residence. The property is located at **4265 Arguello Street** in the RS-1-7 zone of the Uptown Community area.

**RECOMMENDATION:**

Approval.

**ITEM-6: 34<sup>TH</sup> STREET TENTATIVE MAP WAIVER - PROJECT NO. 1167**  
Normal Heights Community Plan Area

**STAFF: Jeff Peterson**

Approval, denial or modification of an application for a Map Waiver (Process 3) to waiver the Tentative Map and Parcel Map to convert four existing residential units to condominiums. The property is located at **4385 34<sup>th</sup> Street** in the RM-2-5 zone of Central Urbanized Planned District in the Normal Heights Community Plan area, and within the Council District 3.

**RECOMMENDATION:**

Approval.

**HEARING OFFICER DOCKET OF AUGUST 14, 2002**

**ITEM-7: \* KFC/A&W MARKET STREET - PROJECT NO. 1394**  
Southeastern Community Plan Area

**STAFF: Jeff Peterson**

Approval, denial or modification of an application for a Site Development Permit (Process 3) for Southeastern San Diego Planned District to construct a 3,210 square foot restaurant on a vacant 0.48 acre site. The property is located at **3195 Market Street** on the southwest corner of Market Street and 32<sup>nd</sup> Street in the CSF-2-7 zone of the Southeastern San Diego Planned District, Southeastern San Diego Community Plan area, and within Council District 8. Negative Declaration.

**RECOMMENDATION:**

Approval.

**ITEM-8: CAIRNCROSS DUPLEX - PROJECT NO. 2791**  
Mission Beach Community Plan Area

**STAFF: Vena Crowel**

Approval, denial or modification of an application for a Coastal Development Permit to demolish an existing duplex and construct a new 2,661 square foot duplex with two 2-car garages on portions of a 2,429 square foot lot at **715 Dover Court** in the Mission Beach Community Plan area.

**RECOMMENDATION:**

Approval.

**ITEM-9: NATIONAL UNIVERSITY - PROJECT NO. 3464**  
Rancho Bernardo Community Plan Area

**STAFF: Tim Daly**

Approval, denial or modification of an application for a Conditional Use Permit to allow for the operation of a educational facility, occupying 2,880 square feet of an existing office building located at **16875 West Bernardo Drive** in the Rancho Bernardo Community Plan area.

**RECOMMENDATION:**

Approval with conditions.

ITEM-10: **VAGNER RESIDENCE - PROJECT NO. 1475**  
Uptown Community Plan Area

**STAFF: Sandra Teasley**

Approval, denial or modification of an application for a Site Development Permit to demolish an existing one-story residence and construct a new two-story residence on a site containing environmentally sensitive lands (steep slopes). The site is located at **1064 Meade Avenue** in the Uptown Community Plan area.

**RECOMMENDATION:**  
Approval with conditions.

ITEM-11: **\* LA JOLLA LIBRARY - PROJECT NO. 1355**  
La Jolla Community Plan Area

**STAFF: PJ Fitzgerald**

Approval, denial or modification of an application for a Coastal Development Permit, Site Development Permit and La Jolla Planned District Special Use Permit (amending SUP #87-0242) to remodel an existing 9,844 square foot structure and add a 14,856 square foot, two story addition for the La Jolla Library facility. The project site is located at **7555 Draper Avenue**, in zones 4 and 5 of the La Jolla Planned District, in the Coastal Overlay zone, within the La Jolla Community Plan Area. Mitigated Negative Declaration 41-0851.

**RECOMMENDATION:**  
**Approval.**

ITEM-12: **APPEAL OF STOP WORK ORDER; 5984 BAJA DRIVE**

**STAFF: H.O. Bob Didion**