

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 2, 2006  
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 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.**

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

ITEM-4: ***Continued from June 7, 2006:***

**MONDO MAP WAIVER- PROJECT NO. 74870**

City Council District: 3 Plan Area: Uptown

**STAFF: Cherlyn Cac**

Map Waiver to convert twelve residential units and one commercial unit, under construction, into condominiums, including a waiver for undergrounding utilities on a 0.24-acre site. The property is located at **3970 and 3986 9<sup>th</sup> Avenue** in the CN-1A zone of the Mid-Cities Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. HO-06-137

**RECOMMENDATION:**

Approve

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ITEM-5: **3923 RIVIERA DRIVE TENTATIVE MAP - PROJECT NO. 95185**

City Council District: 2 Plan Area: Pacific Beach

**STAFF: Robert Korch**

Vesting Tentative Map, Waiver of Undergrounding and a Coastal Development Permit to create 3 residential units for condominium ownership on a 0.11-acre site at **3923 Riviera Drive** in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Height Limit, Coastal Overlay Zone (non-appealable area), Beach Parking Impact Overlay, and the Residential Tandem Parking Overlay. Exempt from environmental. Report No. HO 06-154

**RECOMMENDATION:**

Approve

ITEM-6: **3545 CAMINO DEL RIO SOUTH - PROJECT NO. 97552**

City Council District: 6 Plan Area : Mission Valley

**STAFF: Jeff Robles**

Map Waiver to waive the requirements for a Tentative Map to create 13 commercial condominium units. The existing developed site contains three (3) buildings on a 1.14-acre site at **3545-3549 Camino Del Rio South** in the MV-CO Zone of Mission Valley Planned District within the Mission Valley Community Plan. No new construction is planned. Exempt from environmental. Report No. HO-06-184

**RECOMMENDATION:**

Approve

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ITEM-7: **CRICKET-BELLEFONTAINE- PROJECT NO. 1000732**

City Council District: 2; Plan Area: Uptown

**STAFF: Natalie de Freitas**

Conditional Use Permit for a wireless communication facility consisting of a total of three antennas, two façade-mounted on the uppermost portion of the condominium building and the other antenna will be recessed into a block wall at the 62 foot height elevation. The associated equipment is proposed within a 12<sup>th</sup> floor mechanical room. The property is located at **2400 6th Avenue** in the MCCPD-MR-800B Zone and Airport Approach Overlay Zone of the Uptown Community Plan area. Exempt from environmental. Report No. HO-06-190

**RECOMMENDATION:**

Approve

ITEM-8: **BIANCO RESIDENCE - PROJECT NO. 99045**

City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Gutierrez**

Coastal Development Permit and Site Development Permit for a 2,125 square foot, first and second story additions to an existing one-story, 3,453 square foot single family residence on a 11,600 square foot site at **2305 Calle Del Oro** in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Exempt from environmental Report No. HO-06-186

**RECOMMENDATION:**

Approve

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ITEM-9: **WEISBECKER RESIDENCE- PROJECT NO. 86654**

City Council District: 2 Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Coastal Development Permit (CDP) for the demolition of an existing dwelling unit and the construction of a new 1,800 square-foot dwelling unit with a 400 square-foot carport on an existing 2,475 square-foot lot, and a variance to allow for reduced setback. The project site is located at **4762 Santa Cruz Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, and the Airport Approach Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. Exempt from environmental. Report No. HO-06-193

**RECOMMENDATION:**

Approve

ITEM-10: **337 ROSEMONT STREET - PROJECT NO. 92308**

City Council District: 3 Plan Area: La Jolla

**STAFF: Cherlyn Cac**

Map Waiver and Coastal Development Permit to convert two existing residential units to condominiums on a 0.06-acre site and waive the requirement to underground existing overhead utilities. The property is located at **337 339 Rosemont Street** in the RM-1-1 Zone within the La Jolla Community Plan area, Council District 1. Exempt from environmental. Report No. HO-06-191

**RECOMMENDATION:**

Approve

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ITEM-11: *It is anticipated that this item will be continued to September 20, 2006*

**FLOWER HILL MALL - PROJECT NO. 45882**

City Council District: 3 Plan Area: Carmel Valley

**STAFF: Derrick Johnson**

Coastal Development Permit and Tentative Map to create two parcels from one existing 15.14 acre site. The project is located at **2610 Via De La Valle** in the CC-1-3zone . The project site is not within one particular community planning area; therefore, the adopted land use plan is the City's Progress Guide and General Plan. The project site is designated for commercial development in the General Plan, and is located within the Coastal Overlay zone (Non Appealable Area 2). Exempt from environmental. Report No. HO-06-195

**RECOMMENDATION:**

Approve