

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 19, 2007  
COMMITTEE ROOM, 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: Gary Geiler

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: **\*ARENA PHARMACEUTICALS - PROJECT NO. 130007**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: Laura Black**

Planned Development Permit (PDP) and Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) to amend PDP No. 8218 and SDP No. 8599, to allow 9,462 square feet of interior square footage within Building No. 14, for a total building of 123,407 square feet, on a developed 5.89 acre site located at **6154 Nancy Ridge Drive** in the IL-2-1, AR-1-1, Accident Potential Zone (APZ) Zone-2, and Airport Environs Overlay Zone (AEOZ) Zones within the Mira Mesa Community Plan. Addendum to Mitigated Negative Declaration No. 130007. Report No. HO-07-207

**RECOMMENDATION:**

Approve

ITEM-5: **5130 SARATOGA MAP WIAVER - PROJECT NO. 138048**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Tentative Map to create two (2) residential condominiums (currently under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.08-acre sit. The property is located at 5130-**5132 Saratoga Avenue** in the RM-2-4 Zone, State Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Airport Approach, Airport Environs, Airport Influence Overlay Zone, Parking Impact and Residential Tandem Parking Overlay Zones within the Ocean Beach Precise Plan and Local Coastal Program Area and Council District 2.Exempt from environmental. Report No. HO-07-204

**RECOMMENDATION:**

Approve

ITEM-6: **\*SEWER A ND WATER GROUP JOB 689 - PROJECT NO.130533**  
City Council District: 3; Plan Area: Uptown

**STAFF: Vena Lewis**

Site Development Permit to replace approximately 9,868 lineal feet (1.87 miles) of sewer main and 3,003 lineal feet (0.57 miles) of water main and, abandon approximately 2,632 lineal feet of sewer main in Buchanan Canyon and surface streets in the Uptown Community, including associated improvements such as laterals, manholes, and related improvements. The site is located within portions of Ninth Avenue, Tenth Avenue, Vermont Street, Johnson Avenue, Hayes Avenue, Alley Block 136 between Johnson Avenue and Hayes Avenue, Lincoln Avenue, Alley Blocks 137 and 138 between Hayes Avenue and Lincoln Avenue, Pascoe Lane, Buchanan Canyon north of the Washington Street SR-163 On-Ramp, Alley Block 139 between Morrow Way and Tyler Avenue, Alley Blocks 179, 190 and 191 between Normal Street and Centre Street, Oneida Place and Oneida Way in the RS-1-7 zone of the Uptown Community Plan. Mitigated Negative Declaration No. 130533. Report No. HO-07-206

**RECOMMENDATION:**

Approve

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ITEM-7: **1051 COAST BOULEVARD TENTATIVE MAP - PROJECT NO. 133608**  
City Council District: 1; Plan Area: La Jolla

**STAFF: John Fisher**

Tentative Map and Coastal Development Permit to create a residential development consisting of three condominium units on a 0.12 acre site at **1049 Coast Boulevard** in Zone 5 of La Jolla Planned District within the La Jolla Community Plan. Exempt from environmental. Report No. HO-07-209

**RECOMMENDATION:**

Approve

ITEM-8: **111 ROBINSON MAP WAIVER - PROJECT NO. 129834**  
City Council District: 3; Plan Area: Uptown

**STAFF: Michelle Sokolowski**

Tentative Map, including a request to waive the requirement to underground existing overhead utilities, to convert 2 existing residential units to condominiums on a 0.108-acre site located at **111 Robinson Avenue** in the MR-800B Zone of the Mid-City Communities Planned District, the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone, within the Uptown Community Plan. Exempt from environmental. Report No. HO-07-212

**RECOMMENDATION:**

Approve

ITEM-9: **\*PESCADERO HOUSE - PROJECT NO. 86511**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Patrick Hooper**

Coastal Development Permit to demolish existing multi family dwelling units to construct 2 new units in a two-story, 5,203 square-foot building with two attached on-grade 2-car garages and one open parking space (5 spaces total) on a 0.17-acre site located at **1466 Pescadero Avenue** in the RM-2-4 Zone, within the Ocean Beach Community Plan.. Mitigated Negative Declaration No. 86511. Report No. HO-07-215

**RECOMMENDATION:**

Approve

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ITEM-10: **VILLA NUEVA - PROJECT NO. 144999**  
City Council District: 8; Plan Area: San Ysidro

**STAFF: PJ Fitzgerald**

Variance to allow a reduced street side yard setback for a new 21,000-square-foot building on a 14.37 acre site. The property is located at **3604 Beyer Blvd.** in the RM-2-5 Zone within the San Ysidro Community Plan, FAA Part 77 Overlay and Council District 8. Exempt from environmental. Report No. HO-07-214

**RECOMMENDATION:**

Approve

ITEM-11: **VENTURE COMMERCE OTAY MESA - PROJECT NO. 132881**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF: Will Zounes**

Map Waiver application to waive the requirements of a Tentative Map to create 53 commercial condominium units (under construction) on a 8.44 acre site at **8705 Approach Road** in the Industrial Subdistrict of Otay Mesa Development District, Airport Influence Area.. Exempt from environmental. Report No. HO-07-209

**RECOMMENDATION:**

Approve

ITEM-12: **GREENHALGH RESIDENCE - PROJECT NO. 144405**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Linda French**

Variance to reconstruct a previously conforming two-car garage to observe a 2' 6" front yard setback where a 10'-0" front yard setback is required for an existing single family residence on a 2,300 square foot site located at **724 Zanzibar Court** in the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, State Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Zones. Exempt from environmental. Report No. HO-07-216

**RECOMMENDATION:**

Approve

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ITEM-13:     **703 ZANZIBAR MAP WAIVER - PROJECT NO. 126713**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:**       **Cherlyn Cac**

Map Waiver to create two residential units, under construction, into condominiums on a 0.05 acre site. The property is located at **703 Zanzibar Court** in the R-N zone of the Mission Beach Planned District and Coastal Overlay Zone (State Coastal Jurisdiction) within the Mission Beach Community Plan area. Exempt from environmental. Report No. HO-07-211

**RECOMMENDATION:**

Approve