

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 20, 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 Service Department, 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 619-236-5679 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: 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: **SAN JOSE PLACE MAP WAIVER - PROJECT NO. 110988**  
City Council District: 2; Plan Area: Mission Beach

**Staff: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create three condominium ownerships from three residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 169491 (Project No. 55939) to create this subdivision. No new development is proposed with this subdivision. The project site is located at **832 San Jose Place** in the Mission Beach Planned District Residential Subdistrict North (MBPD-R-N) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact and Transit Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No.HO-06-301

**DEPARTMENT RECOMMENDATION:**

Approve.

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ITEM – 5: **BOULEVARD APRATMENTS MAP WAIVER– PROJECT NO. 55461**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Paul Godwin**

Site Development Permit to allow the demolition of two existing structures and the construction of an approximately 34,763-square-foot, four-story building with 24 affordable rental apartments, commercial office space and a parking garage with 17 parking spaces, with deviations from the development regulations, located at **3137 El Cajon Boulevard**, in the CN-1 Zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan area. Environmental Report No. 55461. Report No. H O-06-302

**RECOMMENDATION**

Approve

ITEM -6: **MARKET STREET VILLAGE MAP WAIVER – PROJECT NO.66766**  
City Council District: 2; Plan Area: Centre City

**STAFF: Laila Iskandar**

Map Waiver to waive the requirements for a Tentative Map to create 229 residential condominium units within a mixed-use building presently under construction at **699 14<sup>th</sup> Street** in East Village Neighborhood of the Centre City Planned District. Exempt from environmental. Report No. HO -06-303

**RECOMMENDATION**

Approve

ITEM -7: **SUNSET PALMS MAP WAIVER - PROJECT NO. 105194**  
City Council District: 2; Plan Area: Mission Beach Planned District and Precise Plan

**STAFF: Robert Korch**

Map Waiver and Waiver of Undergrounding to convert 4 existing residential units to condominium ownership and waive the undergrounding overhead utilities on a 0.057 acre site at **713 Sunset Court** in the RN Zone of the Mission Beach Planned District and Precise Plan area, Coastal Height Limit, Coastal Overlay Zone (State Jurisdiction), First Public Roadway, ParkingImpact Overlay, Residential Tandem Parking Overlay and the Transit Area. . Exempt from environmental. Report No. HO-06-308

**RECOMMENDATION**

Approve

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ITEM -8:       **WAT LAO TEMPLE - PROJECT NO. 85967**  
City Council District: 4; Plan Area: Southeastern Dan Diego

**STAFF:        Morris Dye**

Conditional Use Permit and Site Development Permit for a Buddhist Temple, nun's residence, monk's residence, Buddha Hall, assembly building and various ancillary improvements at **205 S. 65<sup>th</sup> Street**, in the Encanto Neighborhood's area of Southeastern San Diego. Mitigated Negative Declaration No. 1474 Report No. HO-06-309

**RECOMMENDATION**

Approve

ITEM -9:       **15<sup>th</sup> & ISLAND MAP WAIVER – PROJECT NO. 109303**  
City Council District: 2; Plan Area: Centre City

**STAFF:        Peter Lynch**

Map Waiver to waive the requirements for a Tentative Map to create 650 residential condominium units and 16 commercial condominium units within mixed-use buildings presently under construction between **14<sup>th</sup> Street and 15<sup>th</sup> Street and Island Avenue and J Street**, within East Village Neighborhood of the Centre City Planned District. Exe mpt from environmental. Report No. HO-06-310

**RECOMMENDATION**

Approve

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ITEM -10: **1221 ROSECRANS RETAIL - PROJECT NO. 105214**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Cory Wilkinson**

Coastal Development Permit for development within the Coastal Overlay Zone, a Site Development Permit for development within the Community Plan Implementation Overlay Zone, and a Neighborhood Use Permit for encroachment into the public right-of-way, to construct a one-story, at-grade, 3,296 square foot retail building, with a 200-square-foot outdoor seating area within the public right-of-way, on a 10,000 square foot site at 1221 Rosecrans Street in the CC-4-2 Zone within the Peninsula Community Plan, North Bay Redevelopment Project Area, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, Community Plan Implementation Overlay Area B, Beach Parking Impact Overlay Zone, and Council District 2. The anticipated anchor tenant would be Starbucks. Exempt from environmental. Report No. HO-06-311

**RECOMMENDATION**

Approve

ITEM -11: **JOHNSON RESIDENCE - PROJECT NO. 100862**  
City Council District: 1; Plan Area: Torrey Pines

**STAFF: Bill Tripp**

Coastal Development Permit to demolish an existing duplex and construct a multi-level 2,180 square-foot, single-family residence, with Variances to allow: 1) The residence to observe a 5'-5" street-side yard setback along the east property line, where 10'-0" is the minimum required; and 2) An entry footbridge observing a maximum height of 5'-6" within the front yard setback along the north property line, where 3'-0" is the maximum height allowed, on a 3,382 square-foot parcel located at **12840 Via Grimaldi** Negative Declaration No. 100962. Report No. HO-06-312

**RECOMMENDATION**

Approve