

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 15, 2006
COUNCIL CHAMBERS, 12TH 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 3rd floor of the Development Service Department, located at 1222 1st 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: 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: **IMPERIAL MARKET - PROJECT NO. 54037**
City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Nilia Koering

Waive the requirements for a Tentative Map to create 2 lots from one existing 7.884 acre site located at **4393 Imperial Avenue**. Exempt from Environmental Report No. HO 06-030

RECOMMENDATION:
Approve

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ITEM-5: **2626 POLK AVENUE – PROJECT NO. 61523**
City Council District: 3; Plan Area: Greater North Park

STAFF: Paul Godwin

Map Waiver to convert three (3) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 007 -acre site located at **2626 Polk Avenue**, on the north side of Polk Avenue, between Hamilton Street and Oregon Street. The site is located within the MR-1250B zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan area. Exempt from Environmental. Report No. HO 06-052

RECOMMENDATION:

Approve

ITEM-6: ***BIRD ROCK RETAIL - PROJECT NO. 77542**
City Council District: 1; Plan Area: La Jolla / Planned District

STAFF: Robert Korch

Coastal Development Permit (Coastal Overlay Zone), Site Development Permit (La Jolla Planned District), a Conditional Use Permit (off-site beer and wine sales), and a Special Use Permit (for a drive-thru), to construct an 11,900 square-foot single-story building retail use building with subterranean parking on a 19,840 square-foot, Zone 4 (La Jolla PDO) and CC-3-5 zoned site addressed as **5455-5495 La Jolla Boulevard** within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Overlay Zone, Beach Parking Impact Overlay Zone, the La Jolla Planned District and within the boundaries of the La Jolla Community Plan. Mitigated Negative Declaration No. 77542
Report No. HO 06-038

RECOMMENDATION:

Approve

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ITEM -7: **BRANDON LAW OFFICE – PROJECT NO. 88535**
City Council District: 3; Plan Area: Uptown

STAFF: John S. Fisher

Conditional Use Permit and Neighborhood Development Permit to conduct a professional office practice and business providing legal services in a historically designated residential structure known as HS 332, the Hardesty House, at **3695 3rd. Avenue** at the southeast corner of 3rd. and Pennsylvania Avenues in the Uptown Community. Exempt from Environmental. Report No. HO- 06-041

RECOMMENDATION

Approve

ITEM-8 **SUNSTATE WAREHOUSE – PROJECT NO. 74019**
City Council District: 5; Plan Area: University

STAFF: Laura C. Black

Site Development Permit to construct a one-story 6,400 square-foot warehouse on an existing 3.320 acre lot improved with a one-story 8,800 square foot warehouse and wash rack located at **5590 Eastgate Mall** in the IL-2-1 Zone of the University Community Plan. Exempt from Environmental. Report No. HO-06-042

RECOMMENDATION

Approve

ITEM-9 **NOYA RESIDENCE – PROJECT NO.73039**
City Council District: 1; Plan Area: La Jolla / Planned District

STAFF: Robert Korch

Site Development Permit and a Variance to reduce the required setbacks for a 1,347 square-foot addition to an existing single family residence on a 3,510 square-foot site at **205 Prospect Avenue** in Zone 5 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), and in the Coastal Height Limit Overlay. Exempt from Environmental. Report No. HO-06-044

RECOMMENDATION:

Approve

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ITEM-10 **SUNDBY RESIDENCE – PROJECT NO. 82059**

City Council District: 1; Plan Area: La Jolla

STAFF: **Anne B. Jarque**

Site Development Permit, Variance for amending previously approved Variance (Permit No. 87-0791) to reduce front and side yard set backs, Variance to allow metal roof material, and to demolish a portion of the existing 1,538 square foot residence to add 662 square feet on a 1,908 square foot lot. The project site is located at **7748 Eads Avenue** in Zone 5 of the La Jolla Planned District within the La Jolla Community Planning Area, Coastal Overlay (non-appealable), Parking Impact Overlay, and Coastal Height Limit. Exempt from Environmental. Report No. HO-06-045

RECOMMENDATION

Approve

ITEM-11 ***O’CONNOR RESIDENCE – PROJECT NO. 76635**

City Council District: 1; Plan Area: La Jolla

STAFF: **Glenn Gargas**

Coastal Development and Site Development Permit to demolish an existing residence and construct a 3,200 square foot, two-story with basement, single family residence on a 5,739 square foot property. The project site is located at **1819 Spindrift Drive**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, and within the La Jolla Community Plan. Mitigated Negative Declaration No. 76635. Report No. HO- 06-046

RECOMMENDATION:

Approve

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ITEM-12 **7-ELEVEN KEARNY MESA – PROJECT NO. 81637**

City Council District: 6; Plan Area: Kearny Mesa

STAFF: **Anne B. Jarque**

Conditional use Permit (Process 3) for off-sale beer and wine sales within a 2,317 square foot retail store located at **9187 Claremont Mesa Boulevard** in the IL-3-1 zone (light-industrial) within the Kearny Mesa Community Planning area. Exempt from Environmental. Report No. HO-06-047

RECOMMENDATION:

Approve

ITEM-13 **ROMERO RESIDENCE – PROJECT NO. 5967**

City Council District: 1; Plan Area: La Jolla

STAFF: **Glenn Gargas**

Coastal Development and a Site Development Permit (due to Environmentally Sensitive Lands) to construct a 3,867 gross square-foot, three-story, single family residence on a 12,661 square foot vacant property. The project site is located at **7231 Romero Drive**, in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 5967 Report No. HO-06-050

RECOMMENDATION:

Approve