

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 23, 2005  
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 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 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: Kenneth 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 11/24/2004  
THOMAS JEFFERSON SCHOOL OF LAW  
PERMIT NO. 98-0453  
City Council District: 2; Plan Area: Uptown Community Plan**

**STAFF: Bob Didion**

Conditional Use Permit No. 98-0453 allowing the operation of the Thomas Jefferson School of Law located at **2120 and 2121 San Diego Avenue** should be revoked for failure to comply with conditions. The project is exempt from Environmental Review per Section 15321 (a) of CEQA.  
Report No. HO-05-034

**RECOMMENDATION:**

Determine that the project is in compliance with conditions of the CUP; accept parking study.

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ITEM-5: **LA DEVELOPMENT- PROJECT NO. 1139**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF: William Zounes**

Approve, conditionally approve, or deny an application for a Site Development Permit to continue the operation of an exiting truck parking and storage yard on a 5.25 acre site located at **6904 Cactus Court**, Zoned Industrial within the Otay Mesa Planned District SUB-1. Report No. HO-05-019

**RECOMMENDATION:**

Approve.

ITEM-6: **LAMONT STREET TOWNHOMES - PROJECT NO.53556**  
City Council District: 2; Plan Area: La Jolla Community Plan/La Jolla Shores Planned District

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Map Waiver and Waiver of Undergrounding to create two condominium units from two residential units under construction on a 0.016 acre site at **4068 Lamont Street** in the RM-2-5 zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit within the boundaries of the Pacific Beach Community Plan. Report No. HO-05-026

**RECOMMENDATION:**

Approve.

ITEM-7: **WESTBOURNE MAP WAIVER - PROJECT NO. 58422**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver and Waiver of Undergrounding application to waive the requirements for a Tentative Map to convert two existing residential condominium units on a 0.155 acre site. The project site is located at **357 Westbourne Street**, in the RM-1-1 Zone, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Plan Area Council District 1. No. HO-05-031.

**RECOMMENDATION:**

Approve.

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ITEM-8: **LONG BRANCH AVENUE MAP WAIVER – PROJECT NO. 42614**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver application to waive the requirements for a Tentative Map to convert four existing residential units to four condominiums and waive the requirement to underground existing overhead utilities on a 0.079-acre site. The property is located at **5130 Long Branch Avenue** in the RM-2-4 Zone, Coastal Overlay Zone ( non-appealable area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and the 100 Year Flood Plain Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program, Council District 2. No. HO-05-031.

**RECOMMENDATION:**

Approve.

ITEM-9: **LUXURY VILLAS – PROJECT NO. 48158**  
City Council District: 3; Plan Area: Normal Heights

**STAFF: Nilia Koering**

Approve, conditionally approve, or deny an application for a Map Waiver to convert two residential units into condominiums on a 0.14-acre site and to waive the requirement to underground the existing overhead utilities at **4637 36<sup>th</sup> Street** in the Normal Heights neighborhood of the Mid-City Community Plan area. No. HO-05-015.

**RECOMMENDATION:**

Approve.

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ITEM-10: **OPAL STREET MAP WAIVER – PROJECT NO. 40819**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:** Cherlyn Cac

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver (Process3) to waive the requirements for a Tentative Map to convert 2 existing residential units to condominiums on a 0.143-acre site and to waive the requirement to underground existing overhead utilities. The property is located at **828 and 830 Opal Street** in the RM-1-1 Zone within the Pacific Beach Community Plan, Council District 2. Report No HO-05-032.

**RECOMMENDATION:**

Approve.