

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 26, 2003  
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 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 OFFICER ASSIGNED TO TODAY'S HEARING: Tracy Elliot-Yawn**

- 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: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **\* JAFFE CRAFTSMAN – PROJECT NO. 5400**  
La Jolla Community Plan Area

**STAFF: Michelle Sokolowski**

Approval, denial or modification of an application for a Coastal Development Permit to relocate an existing, approximately 1,475 square foot, one-story, single-family residence, and to construct a new, approximately 525 square foot, one-story, detached garage on a 0.20-acre, vacant site located adjacent to the east of **2535 Ellentown Road**. The project site is in the RS-1-4 Zone, the Coastal Overlay Zone (Appealable Area), the Beach Parking Impact Overlay Zone, the Campus Parking Impact Overlay Zone, and the Coastal Height Limit Overlay Zone, within the La Jolla Community Plan area, and is legally described as Lot 1, La Jolla University Estates, Map No. 8484; Assessor's Parcel No. 344-043-07. Mitigated Negative Declaration.

**RECOMMENDATION:**

Approval.

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ITEM-5:       \* **FAMOSA SLOUGH – PROJECT NO. 3980**  
Peninsula Community Plan Area

**STAFF:       Diane Murbach**

Approval, denial or modification of an application for a Site Development Permit for Environmentally Sensitive Lands, to construct a sediment detention basin with wetland enhancement for erosion control in Famosa Slough. The project is designed to improve water quality by capturing runoff and sediment before entering the Slough, and enhance and restore existing disturbed wetlands. The project area is **approximately 1.3-acres located between West Pt. Loma Drive, Famosa Blvd, and Adrian Street in Point Loma, within a portion of the 37-acre Famosa Slough.** The project is located in the RM-3-7 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone of the Deferred Certification (Coastal Commission jurisdiction), and within the Peninsula Community Plan area. Mitigated Negative Declaration.

**RECOMMENDATION:**

Approval.

ITEM-6:       **MCFADDEN RESIDENCE – PROJECT NO. 3958**  
Clairemont Mesa Community Plan Area

**STAFF:       Kathy Henderson**

Approval, denial or modification of an application for a Variance to increase the maximum floor area ratio from .65 to .70 for a first and second-story addition to an existing single-dwelling unit on a 3,375 square foot site at **2718 Erie Street** in the RS-1-7 Zone within the Clairemont Mesa Community Plan area.

**RECOMMENDATION:**

Approval.

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ITEM-7: \* **AAA CLUB OF SOUTHERN CALIFORNIA – PROJECT NO. 2379**  
Mission Valley Community Plan Area

**STAFF: Judy Johnson**

Approval, denial or modification of an application for the demolition of a 2,700 square-foot restaurant, a 500 square-foot former auto repair garage, and an abandoned concrete tennis court followed by the construction of a 28,252 square-foot, 2-story commercial office building, located at **2432-3440 Hotel Circle Place** in the Mission Valley Community Plan area. Mitigated Negative Declaration 42-0127.

**RECOMMENDATION:**

Approval.

ITEM-8: **12<sup>th</sup> AND ISLAND MAP WAIVER – PROJECT NO. 3879**  
Centre City Development Corporation

**STAFF: Laila Iskandar**

Approval, denial or modification of an application for a Map Waiver for a 107 unit condominium units on a .655-acre site. The project is located at the **southeast corner of 12<sup>th</sup> Street and Island Avenue**, in the Mixed Use Residential Emphasis District area "C" of the Centre City Planned District.

**RECOMMENDATION:**

Approval.

ITEM-9: \* **PERSONALLY FIT – PROJECT NO. 5699**  
Rancho Bernardo Community Plan Area

**STAFF: Tim Daly**

**Error in the City's Public Notice of February 11, 2003. Item is schedule for March 6, 2003 Planning Commission hearing date.**

**RECOMMENDATION:**

Approval.

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ITEM-10: **24<sup>th</sup> STREET WAIVER PLAT – PROJECT NO. 4613**  
Otay Mesa-Nestor Community Plan Area

**STAFF: Morris Dye**

Approval, denial or modification of an application for Tentative Map Waiver to convert two existing residential units to condominiums on a .11-acre site at **744 24<sup>th</sup> Street** in the RM-1-1 zone of the Otay Mesa-Nestor Community Plan area.

**RECOMMENDATION:**

Approval.