

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 27, 2002
COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BUILDING
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 5th 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: William Mackey

- 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: *** COPART INC. DEVELOPMENT (continued from 2-20-02 docket)
CUP/SDP 41-0722
Otay Mesa Community Plan Area**

STAFF: Derrick Johnson

Approval, denial or modification of an application for a Site Development Permit (OMDD) and Conditional Use Permit for auction sales with associated parking and storage. The property is located on a vacant lot between **Siempre Viva Road and Airway Road** in the Industrial Subdistrict of Otay Mesa Development in the Otay Mesa Community Plan. Mitigated Negative Declaration 41-0722.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF FEBRUARY 27, 2002

ITEM-5: * **CAPEHEART OPEN SPACE DOG PARK (continued from 2-13-02 docket)**
 SDP 2255
 Pacific Beach Community Plan Area

STAFF: Tim Daly

Approval, denial or modification of an application for a Site Development Permit to develop a 0.91 acre off-leash dog park area which includes a parking lot area and two enclosed fence dog recreation areas all located on an existing 4.5 acres, City-owned open-space property at the **northwest corner of Soledad Mountain Road, between Felspar Street and Beryl Street**. Negative Declaration 2255.

RECOMMENDATION:

Approval.

ITEM-6: * **THE PROSPECT**
 CDP/VAR NO. 1633 (Job Order No. 41-0771)
 La Jolla Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Coastal Development Permit (CDP) and Variance (VAR) to construct a new, approximately 4,076 square foot, three-story, single-dwelling unit with attached two-car garage, pool, on a vacant, 0.16 acre site. Variances are being requested to observe a reduced required front setback for a portion of the garage along Exchange Place and to construct a maximum 9-foot high solid sound attenuation wall in portions of the required street side setback along Prospect Place and to construct portions of the residence encroaching a maximum of 1'-7" into the required angled building enveloped on the side yard. The subject property is located at **7982 Prospect Place**, within the RS-1-7 Zone, the non-appealable area of the Coastal Overlay Zone, the Parking Impact Area Overlay Zone, and the Coastal Height Limit Overlay Zone, in the La Jolla Community Plan Area. Mitigated Negative Declaration 41-0771.

RECOMMENDATION:

Partial Approval.

ITEM-7: **SAPPHIRE STREET CONDOMINIUMS**
 TPM/SDP/CDP No. 1495 (Job Order No. 40-0806)
 Pacific Beach Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Tentative Map/Site Development Permit/Coastal Development Permit to construct four, attached, two-story (above partial basement), approximately 1,620 square foot to 1,648 square foot, condominium units on a 6,117 square foot site, with eight off-street parking spaces. The property is located at **1011-1017 Sapphire Street**, in the Cass Street Planned District, the Coastal Zone (Non-appealable jurisdiction), and the Coastal Height Limit Overlay Zone, within the Pacific Beach Community Plan Area. Coastal Development Permit/Neighborhood Development Permit No. 40-1030 has already been issued for the demolition of existing structures. Please note that this project is immediately adjacent to Cass Street Condos, TM/SDP/CDP No. 1496, being heard on the same day.

RECOMMENDATION:

Approval.

ITEM -8: **CASS STREET CONDOMINIUMS**
 TPM/SDP/CDP No. 1496 (Job Order No. 40-0807)
 Pacific Beach Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Tentative Map/Site Development Permit/Coastal Development Permit to construct four, attached, two-story (above partial basement), approximately 1,620 square foot to 1,648 square foot, condominium units on a 6,117 square foot site, with eight off-street parking spaces. The property is located on the **southeast corner of Cass Street and Sapphire Street**, and will be addressed as 1003-1009 Sapphire Street. The Property is in the Cass Street Planned District, the Coastal Zone (Non-appealable jurisdiction), and the Coastal Height Limit Overlay Zone, within the Pacific Beach Community Plan Area. Coastal Development Permit/Neighborhood Development Permit No. 40-1030 has already been issued for the demolition of existing structures. Please not that this project is immediately adjacent to Sapphire Street Condos, TM/SDP/CDP No. 1495, being heard on the same day.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF FEBRUARY 27, 2002

ITEM-9: **PRANSKY RESIDENCE**
 SDP No. 1240 (Job Order No. 41-0739)
 La Jolla Community Plan Area

STAFF: Michelle Sokolowski

Approval, denial or modification of an application for a Site Development Permit to demolish an existing single dwelling unit and construct a new, approximately 5,658 square foot, two-story, single-dwelling unit with detached garage, landscape, and hardscape on a 0.53 acre site located at **8367 La Jolla Scenic Drive North**, in the SF Zone of the La Jolla Shores Planned District, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, within the La Jolla Community Plan Area. The project site is not located within the Coastal Overlay Zone.

RECOMMENDATION

Approval.

ITEM-10: **SOUTH KELLOGG PARK COMFORT STATION**
 CDP/LJSDP/SDP 40-0399
 La Jolla Community Plan Area

STAFF: Juan Baligad

Approval, denial or modification of an application for a Coastal Development Permit, Site Development Permit, and La Jolla Shores Planned District Permit to demolish an existing 925 square foot restroom at South Kellogg Park and construct in its place a 1,700 square foot expanded restroom, with the following approximate dimensions: 62 feet in length, 28 feet in width, and nine feet in height. The project is located at **8204 Camino del Oro**, in the La Jolla Community Plan Area, La Jolla Shores Planned District. This hearing a reconsideration of the September 20, 2000, Hearing Officer approval of the project.

RECOMMENDATION

Approval.

HEARING OFFICER DOCKET OF FEBRUARY 27, 2002

ITEM-11: * **BOSTON COMMONS**
 CDP/SDP 41-0446
 Barrio Logan Community Plan Area

STAFF: **Mike Westlake**

Approval, denial or modification of an application for a Coastal Development Permit and a Site Development Permit to construct a new five unit, two-story townhouse building (three bedroom, two bath) with parking, courtyard, and covered patio at **2893 Boston Avenue** in the Subdistrict C Zone of the Barrio Logan Planned District in the Barrio Logan Community Planning Area. Negative Declaration 41-0446.

RECOMMENDATION

Approval.