

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JANUARY 24, 2007  
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: **1751 OLIVER AVENUE MAP WAIVER - PROJECT NO. 111517**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Laura Black**

Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert 2 existing residential units to condominiums on a 0.144 acre site located at **1751 Oliver Street** in the RM-1-1, Coastal Overlay (non-appealable), Coastal Height Limit Overlay and Parking Impact Overlay Zones within the Pacific Beach Community Plan. Exempt from environmental.  
Report No.HO-07-009

**DEPARTMENT RECOMMENDATION:**  
Approval

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ITEM – 5:     **\*CARMEL VALLEY RESIDENCE INN– PROJECT NO. 90872**  
City Council District: 1; Plan Area: Carmel Valley

**STAFF:       John Fisher**

Coastal Development Permit and Site Development Permit to develop and operate a six-story 117 room hotel with a two level basement garage for 117 vehicles, landscaping, monument sign, retaining walls, spa and patio with a trellis and minor improvements in the public right-of-way on a vacant 0.87 acre site located at **3525 & 1/3 Valley Center Drive** in the VC zone of the Carmel Valley Planned District in the Carmel Valley community. Negative Declaration No. 90872. Report No. H O-07-004

**RECOMMENDATION**

Approval

ITEM -6:     **2220 CALLE FRECOTA MAP WAIVER – PROJECT NO. 97189**  
City Council District: 1; Plan Area: La Jolla

**STAFF:       Edith Gutierrez**

Coastal Development Permit and Map Waiver to convert two existing residential units to condominiums on a 6,890 square foot site. There is no proposed development. The existing units will be maintained in their current condition with no proposed additions or modifications. This site is located at **2220 Calle Freccota** in the SF Zone of La Jolla Shores Planned District, the Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Plan Area. Exempt from environmental. Report No. HO-07-020

**RECOMMENDATION**

Approval

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ITEM -7:        **\*ANDERSON PROPERTY - PROJECT NO. 6813**

City Council District: 1; Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Coastal Development Permit and Site Development Permit, which is an amendment to a previously approved permit Coastal Development Permit/Hillside Review Permit and Extension of Time No. 95-0158, to allow for the installation of an access path for landscape vehicles, putting green, retaining walls and landscaping on a vacant 0.88-acre property. The project site is located at 7512 Hillside Drive (Portion of Lot C and D, Map No. 2087), in the RSI- 1 Zone, Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Negative Declaration No. 6813. Report No. HO-07-022

**RECOMMENDATION**

Approval

ITEM -8:        **\*EADS AVENUE RESIDENCE - PROJECT NO. 98280**

City Council District: 1; Plan Area: La Jolla and La Jolla Planned District

**STAFF:        Robert Korch**

Coastal Development Permit and Site Development Permit to demolish an existing office building and build a new three-storyover basement 9,487 square-foot, 5-unit for rent residential complex on a 0.1607 acre site at **7541 Eads Ave** within Zone 5 of La Jolla Planned District, La Jolla Community Plan Area, Coastal Height Limit Coastal Overlay Zone (non-appealable area), Parking Impact Overlay, Residential Tandem Parking Overlay, and the Transit Area Overlay. Mitigated Negative Declaration No. 98280 Report No. HO-07-008

**RECOMMENDATION**

Approval

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ITEM -9: **LA JOLLA CHILDREN’S POOL ROPE BARRIER –  
PROJECT NO. 119757**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Morris Dye**

Site Development Permit/Coastal Development Permit to erect a temporary rope barrier (including support posts and foundations), annually, during seal pupping season, December 15<sup>th</sup> through May 15<sup>th</sup>, at the La Jolla Children’s Pool, located west of Coast Boulevard, near Jenner Street, La Jolla, within the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction) and the La Jolla Community Planning Area. This project is a follow-up to an emergency coastal development permit and emergency authorization to impact environmentally sensitive lands issued on December 15, 2006. This application will also include the request to place the barrier on an annual basis during the seal pupping season from December 15th to May 15th. Exempt from environmental. Report No. HO-07-023

**RECOMMENDATION**  
Approval

ITEM -10: **DINOFIA RESIDENCE - PROJECT NO. 5596**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Vena Lewis**

The Notice of Intention to Determine Status located at 7157 and 7159 Country Club Drive identified as lot 16 and a portion of lot 17, which were previously the subjects of a Building Permit No. C305865 02 may be merged pursuant to standards specified in the merger ordinance, San Diego Municipal Code [SDMC] section 125.0701 et. seq. Prior to a merger, however, the City staff, specifically the Development Services Department Staff, will evaluate whether the findings required by SDMC section 125.0710 can be made. Mitigated Negative Declaration No. 5596. Report No. HO-07-017

**RECOMMENDATION**  
Approval