

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 25, 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 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 (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: ***VIA DE LA VALLE STREET WIDENING - PROJECT NO. 12657**
City Council District: 3 Plan Area: Via De La Valle Specific Plan

STAFF: Derrick Johnson

Widen the **2600-3200 blocks of Via de la Valle** and San Andres east to the intersection of Via de la Valle and El Camino Real. All improvements would occur within the public right-of-way. Mitigated Negative Declaration No. 12657 Report No. HO -06-033

RECOMMENDATION:

Approve

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ITEM-5: **6766 KELLY STREET MAP WAIVER - PROJECT NO. 6895**

City Council District: 6; Plan Area: Linda Vista

STAFF: Jeff Robles

Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert four (4) existing residential units to condominiums located at **6766 Kelly Street** in the RM-3-7 zone of the Linda Vista Community Planning area. Exempt from environmental. Report No. HO-06-027.

RECOMMENDATION:

Approve

ITEM-6: **HORIZON CHRISTIAN FELLOWSHIP CHURCH**

PROJECT NO. 58144

City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Dan Stricker

Conditional Use Permit application for a church assembly use with related church uses, including a coffee shop, bookstore, nursery, sanctuary, class rooms, support space, and administrative offices. The application includes the remodel of, and addition to, two existing industrial buildings on a 9.53-acre site located at **9850 Carroll Canyon Road** in the IP-2-1 Zone within the Scripps Miramar Ranch Community Planning Area. Negative Declaration No. 58144. Report No. HO-06-021

RECOMMENDATION:

Approve

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ITEM-7: **MCCHESENEY RESIDENCE - PROJECT NO. 65229**
City Council District: 2; Plan Area: La Jolla

STAFF: Robert Korch

Variance to the front yard setback on Bellevue Place (a former alley) to allow the construction of two new single-car garages. The proposed second floor additions will not encroach into the required front yard setback. The 4,375 square-foot property site is at **777 Colima Street** in the RS-1-7 zone, Coastal Overlay Zone (non-appealable area) and the Coastal Height Limit Zone all within the boundaries of the La Jolla Community Plan. Exempt from environmental. Report No. HO-06-020.

RECOMMENDATION:
Approve

ITEM-8: **ESPINOZA RESIDENCE - PROJECT NO. 58055**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development and a Site Development Permit to construct a 19 68 square foot addition/remodel to an existing, 1,500 square-foot, single family residence, resulting in a total of 3,468 gross square-foot, two-story, residence on a 5,420 square foot property. The project site is located at **7964 Paseo del Ocaso**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limitation Overlay, and within the La Jolla Community Plan. Exempt from environmental. Report No. HO-06-032.

RECOMMENDATION:
Approve

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ITEM-9: **WINDSOR DRIVE MAP WAIVER- PROJECT NO. 79850**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Map Waiver to create two parcels from an existing legal 0.544-acre lot located at **5024 Windsor Drive** in the RS-1-4 zone, Coastal Height Limit Overlay Zone, and within the boundaries of the Pacific Beach Community Plan area. The two lots created would meet all minimum requirements for lots within the RS-1-4 zone and no building permits are requested at this time. Report No. HO-06-036

RECOMMENDATION:

Approve

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

STAFF: Vena Lewis

Property identified as lot 16 and a portion of lot 17A, 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. Exempt from environmental. Report No. HO-06-039.

RECOMMENDATION:

Approve