

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 13, 2005
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: Bob Didion

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: ***MAHDAVI RESIDENCE – PROJECT NO. 27773**
City Council District: 1; Plan Area: La Jolla C.P. /La Jolla Shores
Planned District

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal and Site Development Permit to demolish an existing single-family residence and construct a new, three-story over basement, 6,362 Gross Floor Area square-foot residence, with guest quarters, on a 22,651 square-foot, SF zoned site at **7615 Hillside Drive** within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit, Parking Impact Overlay and within the boundaries of the La Jolla shores planned District and La Jolla Community Plan. Report No. HO-05-097

RECOMMENDATION:

Approve

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ITEM-5: **GYWN RESIDENCE - PROJECT NO. 50272**
City Council District: 2; Plan Area: Mission Beach

STAFF: Laura Black

Approve, conditionally approve, or deny an application for Coastal Development Permit to demolish two existing buildings and construct a two-story, above basement, 1,240 square foot single family residence, with attached one-car garage and one-car carport, on an existing 1,254 square foot site. The project is addressed as **817 San Jose Place** in the RS Zone within the boundaries of the Mission Beach Community Plan and Coastal Overlay Zone (State Jurisdiction). Report No. HO-05-112.

RECOMMENDATION:

Approve

ITEM-6: **2903 OCEAN FRONT MAP WAIVER - PROJECT NO. 59830**
City Council District: 2; Plan Area: Mission Beach Planned District & Precise Plan

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Map Waiver and Waiver of Undergrounding to convert three existing residential apartments to condominium ownership on a 0.099 acre lot at **2903 Ocean Front Walk** in the R-S zone, Coastal Overlay Zone (State Jurisdiction), Coastal boundaries of the Mission Beach Planned District and Precise Plan area. Report No. HO-05-125

RECOMMENDATION:

Approve

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ITEM-7: **5934 RILEY STREET - PROJECT NO. 49463**
City Council District: 6; Plan Area: Linda Vista

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirement for a Tentative Map to create three condominium ownerships form three residential apartment units under construction. The project is located at **5934 Riley Street** in the RM-3-7 Zone within the Linda Vista Community Plan. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Report No. HO-05-122.

RECOMMENDATION:

Approve

ITEM-8: **5928 RILEY STREET - PROJECT NO. 52396**
City Council District: 2; Plan Area: Linda Vista

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirement for a Tentative Map to create three condominium ownerships form three residential apartment units under construction. The project is located at **5928 Riley Street** in the RM-3-7 Zone within the Linda Vista Community Plan. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Report No. HO-05-123.

RECOMMENDATION:

Approve

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ITEM-9: **KIM RESIDENCE - PROJECT NO. 12765**
City Council District: 1; Plan Area: Torrey Pines

STAFF: Derrick Johnson

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Tentative Map to create two parcels from one existing house or to construct any new residences on the project site. The project is located at 2501 Pinewood Street in the RS-1-6 Zone within the Torrey Pines Community Plan area.

RECOMMENDATION:

Approve