

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 18, 2007
COMMITTEE ROOM, 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 3rd floor of the Development Services Building, located at 1222 1st 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 619-321-3208 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: KEN TEASLEY

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: *Continued from July 11, 2007:*

BAIA RESIDENCE- PROJECT NO. 120754

City Council District: 1; Plan Area: La Jolla

STAFF: Dan Stricker

Coastal Development Permit and Site Development Permit to demolish an existing 2,076 square-foot single-family residence and 565 square-foot detached garage and construct a 5,245 square-foot, two-story, single-family residence over a 3,374 square-foot basement garage, and a 254 square-foot cabana, on a 7,205 square-foot site. The property is located at **7959 Paseo Del Ocaso** in the Single-Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Council District 1. Mitigated Negative Declaration No. 120754. Report No. HO-07-130

RECOMMENDATION:

Approve

ITEM-5: **HORNBLEND MIXED USE- PROJECT NO. 5042**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeff Peterson

Coastal Development Permit (CDP), Map Waiver (MW) to waive the requirements of a Tentative Map, and waive the requirement to underground existing overhead utilities to demolish two existing four-unit apartment buildings for the construction of a condominium complex containing six residential units and two commercial units. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The project site is located at **2014 through 2024 Hornblend Street**, on the north side Hornblend Street between Morrell Street and Noyes Street, in the CO-1-2 Zone within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Pacific Beach Community Planning Area. Exempt from environmental. Report No. HO-07-136

RECOMMENDATION:

Approve

ITEM-6: **LESSER RESIDENCE - PROJECT NO. 76870**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development and Site Development Permit (for location within the La Jolla Shores Planned District), to construct a first and second floor addition of approximately 2,694 gross square-feet to an existing, approximately 2,768 square-foot, single family residence with an attached two-car garage, resulting in a two-story single-family residence to total approximately 5,462 square feet of gross floor area on a 20,095 square-foot property. The project site is located at **2717 Hidden Valley Road**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Negative Declaration No. 76870. Report No. HO-07-139.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JULY 18, 2007

ITEM-7: This item is being withdrawn

BIBBY'S CREPE CAFE - PROJECT NO. 107628

City Council District: 1; Plan Area: La Jolla Community Plan

STAFF: Renee Mezo

Coastal Development Permit and Site Development Permit for the change in use to an existing building from retail to restaurant at 723 Pearl Street in Zone 4 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, within the La Jolla Community Plan. Exempt from environmental Report No. 88-0612. Report No. HO-07-134

RECOMMENDATION:

Approve