

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 20, 2005  
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 5<sup>th</sup> 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: **MASHAYEKAN RESIDENCE – PROJECT NO. 56170**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Laura Black**

Approve, conditionally approve, or deny an application for a Site Development Permit for demolition of an existing single family residence and allow the construction of a one-story, 9,405 square foot, single family residence with an attached four-car garage and a detached guest quarters/media room and accessory uses on an existing 31,708 square foot developed lot at **2745 Costebelle Drive** in the SF (Single Family) zone of the La Jolla Planned District within the boundaries of the La Jolla Community Plan, and Coastal Height Limit Overlay Zone. Report No. HO-05-124

**RECOMMENDATION:**

Approve

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ITEM-5: **324 KOLMAR STREET - PROJECT NO. 61917**

City Council District: 1; Plan Area: La Jolla

**STAFF: Laura Black**

Approve, conditionally approve, or deny an application for Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert four (4) existing residential units to condominiums on an existing 0.115 acre site. The project is addressed as **324 Kolmar Street** in the RM-1-1 Zone within the boundaries of the La Jolla Community Plan, Coastal Overlay (non-appealable) and Coastal Height Limit Overlay Zone. Report No. HO-05-132

**RECOMMENDATION:**

Approve

ITEM-6: **MADISON RESIDENCE - PROJECT NO. 51096**

City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Variance from the underlying RS-1-7 zone requirements to reduce the required setbacks for a 549 square-foot addition to an existing 861 square-foot single-family residence, to allow encroachments into the front yard and street side yard setbacks, and to allow for an off street parking space in the front yard setback with reduced driveway width on a 3,802 square-foot site. The property is located at **2007 Guizot Street** in the RS-1-7 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Airport Approach Overlay Zone, and Airport Environs Overlay Zone within the Peninsula Community Plan and Local Coastal Program and Council District 2. Report No. HO-05-127

**RECOMMENDATION:**

Approve

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ITEM-7: **4751 CAPE MAY MAP WAIVER - PROJECT NO. 55200**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:** Laila Iskandar

Approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Map waiver application to waive the requirements for a Tentative Map to convert two existing residential units to two condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.160-acre site. The property is located at **4751 Cape May Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, and the Airport Environs Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program and Council District 2.

**RECOMMENDATION:**

Approve