

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 24, 2002
COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BUILDING
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 (ADLs) are required, please contact the Disability Services Coordinator at 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 OFFICER ASSIGNED TO TODAY'S HEARING: William Mackey

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: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *** ROWAN-SPRAGUE RESIDENCE - PROJECT NO. 3226**
Peninsula Community Plan Area

STAFF: Diane Murbach

Approval, denial or modification of an application for a Coastal Development Permit (CDP) to amend CDP #41-0012 to demolish an existing 2-story single family residence and construct a new 5,388 square foot single family residence on a 12,250 square foot site. The project includes a 2057 square foot 3-car garage and 1078 square foot basement area as part of the subterranean structure. The project is located at **584 San Antonio Avenue** in the RS-1-7 zone of the Peninsula Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit. Mitigated Negative Declaration.

RECOMMENDATION:

Approval.

ITEM-5: **GOODMAN RESIDENCE - PROJECT NO. 1644**
La Jolla Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Coastal Development Permit with Variance to demolish an existing one-story, 932 square foot residence on a site where two residences currently exist and to construct a new two-story, 2,098 square foot residence with an attached one-car garage. A variance is requested to allow an existing 10-foot access easement to serve the property where a 20-foot access is currently required. The property is located at **6747 Draper Avenue** in the RM-1-1 zone, the Coastal Overlay (Nonappealable area), and Coastal Height Limitation Overlay zones within the La Jolla Community Plan area.

RECOMMENDATION:

Approval.

ITEM-6: **HAYS RESIDENCE COMPANION UNIT - PROJECT NO. 1941**
Normal Heights Community Plan Area

STAFF: Sandra Teasley

Approval, denial or modification of an application for a Conditional Use Permit to maintain a Companion Unit on a site with an existing single family residence at **4376 Bancroft Street** in the RS-1-7 zone of the Normal Heights Community Plan area.

RECOMMENDATION:

Approval.

ITEM-7: **STRATTON RESIDENCE - PROJECT NO. 2852**
Ocean Beach Community Plan Area

STAFF: Laila Iskandar

Approval, denial or modification of an application for a Coastal Development Permit to demolish a detached garage and construct a 776 square foot single family dwelling above a 681 square foot garage and storage building on a 3,500 square foot site containing an existing single family dwelling located at **5019 Niagara Avenue** in the RM-2-4 zone, Coastal Height Limit, Parking Impact and Airport Environs Overlay zones, within the Ocean Beach Community Plan area, Council District 2.

RECOMMENDATION:

Approval.

ITEM-8: **RICHMAN RESIDENCE - PROJECT NO. 1690**
La Jolla Community Plan Area

STAFF: PJ Fitzgerald

Approval, denial or modification of an application for a Coastal Development Permit and Site Development Permit to demolish an existing single-family home and construct a new 4,457 square foot single family home on a 5,294 square foot site located at **8376 La Jolla Shores Drive**, in the SF zone of the La Jolla Shores Planned District, and within the Coastal Overlay Zone, La Jolla Community Plan area.

RECOMMENDATION:

Approval.

ITEM-9: **BONAIR DUPLEX CONDOMINIUMS - PROJECT NO. 4062**
La Jolla Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Tentative Parcel Map (TPM) and Coastal Development Permit (CDP) Extension of Time (EOT) for previously approved TPM/CDP 98-0480 for property located at **514-516 Bonair Place** between Tyrian Street and Draper Avenue in the RM-1-1 zone in the La Jolla Community Plan area.

RECOMMENDATION:
Approval with conditions.

ITEM-10: **RIVER WALK - PROJECT NO. 2812**
Mission Valley Community Plan Area

STAFF: Bill Tripp

Approval, denial or modification of an application for a Tentative Map Waiver to allow the development of a 56-unit condominium complex on an existing, vacant 1.53-acre site located **between Rio San Diego Drive to the north, Station Village Lane to the south, Gill Village Way to the west and Camino del Este to the east.** The property is legally described as Lot 1 of Rio Vista West unit No. 2, Map No. 13349.

RECOMMENDATION:
Approval.