

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 27, 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: 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: **SAN GABRIEL MAP WAIVER – PROJECT NO. 59142**
City Council District: 2; Plan Area: Mission Beach

STAFF: John Cruz

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver to waive the requirements for a Tentative Map to convert two (2) existing residential units to condominium ownership and a request to waive the requirement to underground existing overhead utilities. The project is located on a 0.077 acre site at **817 San Gabriel Place** in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan. The site is within the Coastal Overlay (appealable), Coastal Height Limit, Airport Environs and Beach Parking Impact zones. Report No. HO-05-120

RECOMMENDATION:

Approve

ITEM-5: **ARIA MAP WAIVER - PROJECT NO. 50690**
City Council District: 2; Plan Area: CCDC

STAFF: Laila Iskandar

Approve, conditionally approve, or deny an application for Map Waiver to create 137 condominium units with four (4) levels below grade parking on a 0.51-acre site. The project is located at **1401 9th Avenue**, within the Centre City Planned District-G (CCPD-G) and the Airport Approach Overlay Zone (AAOZ).
Report No. HO-05-136.

RECOMMENDATION:

Approve

ITEM-6: **SLC WINE INC. - PROJECT NO. 49431**
City Council District: 3; Plan Area: Kensington/Talmadge

STAFF: Patrick Hooper

Approve, conditionally approve, or deny an application for a Conditional Use Permit to operate an onsite wine tasting bar and off site sales of wine battles within an existing 940 square-foot retail space located at **4187 through 4191 Adams Avenue**. Report No. HO-05-133

RECOMMENDATION:

Approve

ITEM-7: ***CAMINO DE LA COSTA DRAIN - PROJECT NO. 41014**
City Council District: 1; Plan Area: La Jolla

STAFF: Morris Dye

Approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Site Development Permit for the re-construction of a storm drain, demolition of the existing drain inlet and pipe, filling of two sea caves and the construction of a retaining seawall at **5998 Camino de la Costa** within in the La Jolla Community Planning area and adoption of a Mitigated Negative Declaration. Report No. HO-05-135.

RECOMMENDATION:

Approve