

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 5, 2006  
COUNCIL ROOM, 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 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> 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: 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:     *Continued from June 28, 2006:*

**\*CARMEL VALLEY ROAD ENHANCEMENT- PROJECT NO. 4701**  
City Council District: 3 Plan Area: Torrey Pines

**STAFF:       Derrick Johnson**

The reconstruction and enhancement of a 0.9 mile stretch of Carmel Valley Road, between Via Mar Valle and Portofino Drive, within the Torrey Pines Community Planning Area. An Addendum to EIR No. 98-0718  
Report No. HO-06-173

**RECOMMENDATION:**  
Approve

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ITEM-5:        **\*ARBOR CREST SOUTH- PROJECT NO.90318**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:        Leslie Goossens**

Site Development Permit/Neighborhood Development Permit for 71-unit affordable housing apartment project over subterranean parking and an encroachment of a private storm drain in the alley right of-way on a 1.21 acre site located at **3701 -3741 Florida Street**. Mitigated Negative Declaration No. 90318. Report No. HO-06-147

**RECOMMENDATION:**  
Approve

ITEM-6:        **SANTA MONICA LLC. - PROJECT NO. 96760**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:        Laila Iskandar**

Coastal Development Permit (CDP) for the demolition of an existing daycare center and the construction of four new dwelling units, 2,196 square feet each, and four detached two-car garages, 400 square feet each, on a 13,968-square-foot site (four lots) and a Variance to allow for reduced setback. The property is located at **4689 Santa Monica Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. Exempt from environmental. Report No. HO-06-168

**RECOMMENDATION:**  
Approve

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ITEM-7: **SILBERSTEIN RESIDENCE- PROJECT NO. 94479**

City Council District: 1; Plan Area: La Jolla Community Plan and La Jolla Shores Planned District

**STAFF: Robert Korch**

Coastal Development Permit and Site Development Permit to demolish an existing single-family residence and to construct a new 3,373 square-foot, one-story single-family residence, 429 square-foot garage and a 263 square-foot cabana and swimming pool on a 0.347-acre site at **272 Inverness Drive** in the SF (single-family) Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Height Limit Overlay, and the Coastal Overlay Zone (non-appealable area). Exempt From environmental Report No. HO-06-138

**RECOMMENDATION:**

Approve

ITEM-8: **3923 RIVIERA DRIVE VESTING TENTATIVE MAP PROJECT NO. 95185**

City Council District: 2; Plan Area: Pacific Beach

**STAFF: Robert Korch**

Vesting Tentative Map, Waiver of Undergrounding and a Coastal Development Permit to create 3 residential units for condominium ownership on a 0.11 acre site at **3923 Riviera Drive** in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Height Limit, Coastal Overlay Zone (non-appealable area), Beach Parking Impact Overlay, and the Residential Tandem Parking Overlay. Exempt from environmental Report No. HO-06-154

**RECOMMENDATION:**

Approve

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ITEM-9:       **3275 OCEAN FRONT WALK MAP WAIVER**  
**PROJECT NO. 85567**

City Council District: 2; Plan Area: Mission Beach Precise Plan and Planned District

**STAFF:       Robert Korch**

Map Waiver and a Waiver of Undergrounding to create ten residential condo units from daily/weekly rentals units and waive the requirements to underground existing overhead utilities on a 0.099 acre site at **3275 Ocean Front Walk** in the R-S Zone of the Mission Beach Planned District and Precise Plan area, Parking Impact Overlay, Coastal Height Limit, Residential Tandem Parking, Transit area Overlay, and Coastal Overlay Zone (State jurisdiction). Exempt from environmental. Report No. HO-06-159

**RECOMMENDATION:**

Approve

ITEM-10:       **3333 OCEAN FRONT WALK MAP WAIVER**  
**PROJECT NO. 88282**

City Council District: 2; Plan Area: Mission Beach Precise Plan and Planned District

**STAFF:       Robert Korch**

Map Waiver and a Waiver of Undergrounding to create four residential condo units from daily/weekly rentals units and waive the requirements to underground existing overhead utilities on a 0.063 acre site at **3333 Ocean Front Walk** in the R-S Zone of the Mission Beach Planned District and Precise Plan area, Parking Impact Overlay, Coastal Height Limit, Residential Tandem Parking, and Coastal Overlay Zone (State jurisdiction). Exempt from environmental. Report No. HO-06-161.

**RECOMMENDATION:**

Approve