

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 14, 2006
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: 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 7, 2006:***

3711 30th STREET MAP WAIVER- PROJECT NO. 92085

City Council District: 3 Plan Area: Greater North Park

STAFF: Kathy Henderson

Tentative Map to create three (3) residential condominiums (under construction) 1,255 sq. ft. two-bedroom residential condominiums on a .1149 acre site located at **3711 30th Street** in the CL-5 zone within the Mid City Communities Planned District. Exempt from environmental. Report No. HO-06-126

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 14, 2006

ITEM-5: ***CHENANGO RESIDENCE - PROJECT NO. 81784**

City Council District: j Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit, Site Development Permit, and Variance request to amend a previous State Coastal Permit No. F7166 for the demolition of the existing residence and construction of a new 6,578 gross square foot, two-story, single family residence with a four car garage and swimming pool on a 19,957 square foot property. The Variance request is for vehicular access from the street (not the alley) within the Parking Impact Overlay Zone. The project site is located at **8410 Whale Watch Way**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Plan Area. Negative Declaration No. 81784.
Report No. HO-06-128

RECOMMENDATION:

Approve

ITEM-6: **1117 FELSPAR TENTATIVE MAP- PROJECT NO. 94366**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to create 4 residential condominium units (under construction) on a 0.144 acre site at **1117 Felspar Street** in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay, and the Parking Impact Overlay. Exempt from environmental.
Report No. HO-06-139

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 14, 2006

ITEM-7: **1125 FELSPAR TENTATIVE MAP- PROJECT NO. 94859**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to create 4 residential condominium units (under construction) on a 0.143 acre site at **1125 Felspar Street** in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (non-appealable area), Coastal Height Limit, and the Parking Impact Overlay. Exempt from environmental Report No. HO -06-140

RECOMMENDATION:

Approve

ITEM-8: **4850 CORONADO MAP WAIVER - PROJECT NO. 90560**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Laila Iskandar

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert four existing residential units to four condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at **4850-4856 Coronado Avenue** in the RM-2-4 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, the Airport Environs Overlay Zone, and the Ocean Beach Cottage Emerging Historic District within the Ocean Beach Precise Plan and Local Coastal Program and Council District 2.
Exempt from environmental Report No. HO-06-141

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 14, 2006

ITEM-9: **4858 CORONADO MAP WAIVER- PROJECT NO. 90557**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Laila Iskandar

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert four existing residential units to four condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at 4858-4864 Coronado Avenue in the RM-2-4 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, the Airport Environs Overlay Zone, and the Ocean Beach Cottage Emerging Historic District within the Ocean Beach Precise Plan and Local Coastal Program and Council District 2 Exempt from environmental. Report No. HO-06-142

RECOMMENDATION:

Approve

ITEM-10: **FERN GLEN LOT LINE ADJUSTMENT - PROJECT NO. 84980**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development and Lot Line Adjustment to adjustment the existing lot line between Lots 5 and 7, Block 2, South La Jolla First Addition, Map No. 891, which is a 0.248 acre property with two existing single family residences. The project site is located at 225 Fern Glen and 7076 Vista Del Mar, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan Area. Exempt from environmental. Report No. HO-06-143

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 14, 2006

ITEM-11: **CORTZ LOFTS - PROJECT NO. 80248**
City Council District: 2; Plan Area: Centre City

STAFF: Pete Lynch

Map Waiver to create 77 residential condominium units and two commercial condominium units in an existing commercial building at **1551 4th Avenue**. Exempt from environmental. Report No. HO-06-146

RECOMMENDATION:

Approve

ITEM-12: **10054 MESA RIDGE MAP WAIVER - PROJECT NO. 89717**
City Council District: 5; Plan Area: Mira Mesa

STAFF: Robert Tucker

Map Waiver to waive the requirements of a Tentative Map to create 29 commercial condominium units on a 2.078-acre site at **10054 Mesa Ridge Court** in the IL-2-1 and Airport Environs Zones within the Mira Mesa Community Plan. Exempt from environmental. Report No. HO-06-148

RECOMMENDATION:

Approve

ITEM-13: ***CROWN POINT LUXURY TOWNHOMES - PROJECT NO. 80524**
City Council District: 3; Plan Area: Uptown

STAFF: John Fisher

Map Waiver No. 321414, Coastal Development Permit No. 251618 and waive the requirements to underground existing overhead utilities to create a condominium project and demolish a four unit apartment building to construct a 6,612 square foot, four unit townhome project with a below grade seven car parking garage and one, two car at-grade parking garage on a 5,832 square foot site at **1875 Oliver Avenue** in the RM-2-5 zone in the Pacific Beach Community. Mitigated Negative Declaration No. 80524. Report No. HO-06-144

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 14, 2006

ITEM-14: **16TH & ISLAND MAP WAIVER- PROJECT NO. 90032**
City Council District: 2; Plan Area: Centre City

STAFF: Pete Lynch

Map Waiver No. 294293 to create 24 residential condominium units and 18 commercial condominium units in a building proposed for construction at **460 16th Street**. The site occupies the entire block surrounded by 16th Street, Island Avenue, 15th Street and J Street. Exempt from environmental.
Report No. HO-06-132

RECOMMENDATION:
Approve