

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 7, 2007
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 3rd floor of the Development Service Department, 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 619-236-5679 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: Tracy Elliot-Yawn

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: **3875 RIVIERA DRIVE MAP WAIVER- PROJECT NO. 110546**
City Council District: 2; Plan Area: Pacific Beach

Staff: Jeff Peterson

Coastal Development Permit to amend Coastal Development Permit No. 5820, a Map Waiver to waive the requirement for a Tentative Map to create three condominium ownerships from three (3) attached single-family residential units that are currently under construction (Building Permit No.C300315-04 through C300317-04, which were issued on September 17, 2004) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. An amendment to the previously approved Coastal Development Permit is required for the proposed subdivision to create three condominium ownerships. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site

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through renewable energy resources (i.e. photovoltaic). The 0.114 acre development site is located at **3875 through 3879 Riviera Drive**, south of Roosevelt Avenue, in the RM-2-5 Zone within the State Coastal Commission Permit Jurisdiction and the City's Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, the Pacific Beach Community Planning Area, and Council District 2. Exempt from environmental. Report No.HO-07-035

DEPARTMENT RECOMMENDATION:

Approval

ITEM – 5: **KNOWLES RESIDENCE– PROJECT NO. 84839**
City Council District: 1; Plan Area: La Jolla Community Plan

STAFF: Robert Korch

Coastal Development Permit and a Neighborhood Development Permit to construct an addition of 931 square-feet and a new 682 square-foot basement (encroaching into the 40-foot bluff edge setback) to an existing single family residence of 1,966 square-feet on a 5,026 square-foot site located at **5564 Calumet Avenue** in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (appealable area), Coastal Height Limit, Parking Impact Overlay, Transit Area Overlay, Sensitive Coastal, and Residential Tandem Parking Overlay. Negative Declaration No. 84839. Report No. HO-07-028

RECOMMENDATION

Approval

ITEM -6: **BLUE PACIFIC CONDO MAP WAIVER – PROJECT NO. 105583**
City Council District: 2; Plan Area: Mission Beach

STAFF: John Fisher

Tentative Map Waiver to waive the requirements of a Tentative Map convert 4 existing residential units to condominiums and waive the requirement to underground overhead utilities on a 0.062 acre site at **3261 Strandway** in the R-S Zone of Mission Beach Planned District within the Mission Beach Precise Plan. Exempt from environmental. Report No. HO -07-036

RECOMMENDATION

Approval

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ITEM -7: **WALTER RESDIENCE– PROJECT NO. 35887**
City Council District: 2; Plan Area: Uptown

STAFF: Renee Mezo

Variance to construct a second-story addition with a reduced front yard setback and modified building envelope for an existing single family residence on a 6,687 square-foot site. The property is located at **3405 Kite Street** in the RSI- 7 and RS-1-2 Zones, within the Uptown Community Plan. Exempt from environmental. Report No. HO-07-034

RECOMMENDATION

Approval

ITEM -8: **4665 LOUISIANA– PROJECT NO. 86045**
City Council District: 3; Plan Area: Greater North Park

STAFF: Kathy Henderson

Tentative Map to create 3 residential condominiums units (under construction) and convert 1 existing residential to condominium and waiver for undergrounding overhead utilities on a 0.25 acre site at **4665 Louisiana St.** in the MR-2500 zone of Mid-City Communities Planned District within the Greater North Park community plan. Exempt from environmental. Report No. HO-07-031

RECOMMENDATION

Approval

ITEM -9: **T-MOBILE--GRANT HILL – PROJECT NO. 100493**
City Council District: 8; Plan Area: Greater Golden Hill

STAFF: Karen Lynch-Ashcraft

Conditional Use Permit for a wireless communication facility consisting of three faux chimneys housing two panel antennas each with associated equipment located in the basement of the existing condominium complex located at 2849 E Street. This facility is existing and was originally approved on March 9, 1996. Exempt from environmental. Report No. HO-07-027

RECOMMENDATION

Approval

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ITEM 10: **ALTERNATIVE WINES– PROJECT NO. 120950**
City Council District: 1; Plan Area: Torrey Highlands

STAFF: Cherlyn Cac

Conditional Use Permit to allow the sale of beer and wine in an existing tenant space. The proposed 1,412 square-foot specialty retail wine shop would be located in an existing commercial building at **13859 Carmel Valley Road**, Suite B, in the CN-1-2 zone within the Torrey Highlands Community Plan area. Exempt from environmental. Report No. HO-07-038

RECOMMENDATION

Approval

ITEM -11: **826 ENSENADA COURT – PROJECT NO. 114490**
City Council District: 2; Plan Area: Mission Beach

STAFF: John Cruz

Map Waiver to waive the requirements of a Tentative Map to create 2 residential condominiums (under construction) and a request to waive the requirements of to underground overhead utilities on a 2,400 square foot site. The property is located at **826 Ensenada Court** in the R-S Zone of the Mission Beach Planned District within the Mission Beach Community Plan area, State Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Airport influence, Residential Tandem Parking Overlay Zone, and Council District 2. Exempt from environmental. Report No. HO-07-018

RECOMMENDATION

Approval