

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 11, 2005  
COUNCIL CHAMBERS, 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 5<sup>th</sup> 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 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: 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 4/27)  
              **\*ELECTRA MW – PROJECT NO. 20444**  
              City Council District: 2; Plan Area: Centre City

**STAFF:     Pete Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver to create 248 residential condominium units and 2 commercial condominium units in a mixed-use building presently under construction at **700W. E Street**.  
Report No. HO-05-082.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 11, 2005

ITEM-5:     **EDWARDS RESIDENCE - PROJECT NO. 48065**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:       Helene Deisher**

Approve, conditionally approve, or deny an application for the demolition of an existing two car garage and the construction of a second story addition of 838 square feet and two, new two-car garages, on a 4,798 square foot site at **3343 Bayside Walk** between Kennebeck Court and Jersey Court and Jersey Court. The site is in the R-S zone of Mission Beach Planned District within the Mission Beach Precise Plan, Coastal Overlay zone (appealable), Coastal Height Limitation, and Beach Parking Impact area within the First Public Roadway. Report No. HO-05-084

**RECOMMENDATION:**

Approve

ITEM-6:     **PINE NEEDLE RESIDENCE - PROJECT NO. 50515**  
City Council District: 1; Plan Area: Torrey Pines

**STAFF:       Derrick Johnson**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Variance to construct a 4,180 square foot single family residence on a vacant 7,350 square foot site. The variance will allow a pedestrian bridge to be constructed within the required fifteen-foot front yard set back allowing access to the site from Pine Needles Drive. The project is located at 13772 Pine Needle Drive in the RS-1-6 Zone within the Torrey Pines Community Plan, Coastal Overlay and Coastal Height Limit overlay zone. Report No. HO-05-085

**RECOMMENDATION:**

Approve