

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 14, 2003
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 (ADLs) are required, please contact the Disability Services Coordinator at 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 OFFICER 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: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **CALLE DEL ORO RESIDENCE EXTENSION OF TIME – PROJECT NO. 6351**
La Jolla Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for an application for an Extension of Time (EOT) for a previously approved Coastal Development and Site Development Permit (98-1180), which permitted the demolition of an existing residence and the construction of a new 6,190 square-foot residence at 2575 Calle del Oro in the SF zone of the La Jolla Shores Planned District and within the boundaries of the La Jolla Community Plan Area.

RECOMMENDATION:
Approval with conditions.

HEARING OFFICER DOCKET OF MAY 14, 2003

ITEM-5: * **TOWER 23 – PROJECT NO. 1287**
Pacific Beach Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Coastal Development Permit to demolish four existing commercial structures and construct a new forty-four (44) room, three-story, 44,399 square-foot hotel with basement and first level parking. The hotel will include a restaurant and outdoor terrace, and will be located at **4551 Ocean Boulevard** in the CV-1-2 Zone, the Coastal Overlay (Appealable Area), Coastal Height Limitation Overlay and Parking Impact Overlay Zones of the Pacific Beach Community Plan Area. Mitigated Negative Declaration 41-0637.

RECOMMENDATION:

Approval.

ITEM-6: **ARIZONA STREET MAP WAIVER – PROJECT NO. 5290**
Greater North Park Community Plan Area

STAFF: Jeannette Temple

Approval, denial or modification of an application for a Map Waiver to waive the requirements of a Tentative Map, and the requirement to underground existing overhead utilities, for a condominium conversion of sixteen (16) residential units, located on a 0.44 acre site at **4209-4223 Arizona Street** in the MR800-B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area.

RECOMMENDATION:

Approval.

HEARING OFFICER DOCKET OF MAY 14, 2003

ITEM-7: * **BRENNAN OFFICE BUILDING – PROJECT NO. 1238**
Old Town San Diego Community Plan Area

STAFF: **Jeannette Temple**

Approval, denial or modification of an application for a Site Development Permit to construct a new two-story, 2,670 square-foot commercial office building with an on-site carport parking area, located at **3921 Ampudia Street** in the Hortensia Zone of the Old Town San Diego Planned District, within the Old Town San Diego Community Plan Area. The project also requests Variances for setbacks for the carport parking area, driveway trellis, and for parking in the side yard without a 5'-0" landscaped area. Mitigated Negative Declaration 41-0879.

RECOMMENDATION:

Approval.

ITEM-8: * **LUBIN RESIDENCE – PROJECT NO. 5704**
La Jolla Community Plan Area

STAFF: **Vena Lewis**

Approval, denial or modification of an application for a 4, 148 square-foot, two-story addition to an existing 3,962 square-foot, two-story, single family residence on a 41,408 square-foot site at **2643 Hidden Valley Road** in the SF zone of La Jolla Shores Planned district within the La Jolla Community Plan Area. Negative Declaration 42-1076.

RECOMMENDATION:

Approval.