

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 14, 2007
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: Gary Geiler

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: *This item was continued from October 24, 2007:*

7-ELEVEN, WARNING ROAD - PROJECT NO. 113918

City Council District: 4; Plan Area: Navajo

STAFF: Jeffrey Robles

Conditional Use Permit to construct a 3,158 square foot convenience store with beer/wine and gas sales on a vacant 21,738 square foot site at **5102 Waring Road** in the CC-1-3 Zone within the Navajo Community Plan.
Report No. HO-07-185

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF NOVEMBER 14, 2007

ITEM-5: **BETLACH RESIDENCE - PROJECT NO. 119756**
City Council District: 1; Plan Area: La Jolla

STAFF: Diane Murbach
HEARING OFFICER: Ken Teasley

Coastal and Site Development Permit to demolish an existing 3,149 square foot single family residential structure and construct a sustainable 2,727 square foot two-story single family residence including a 2,024 square foot basement for a total of a 4,751 square foot structure. The 0.124 acre project site is located at **7974 Paseo Del Ocaso** in the Single Family (SF) Zone of La Jolla Shores Planned District, non-appealable Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan. This project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Mitigated Negative Declaration No. 119756.

RECOMMENDATION:
Approve

ITEM-6: **1281 MADERA TENTATIVE MAP - PROJECT NO.131437**
City Council District: 1; Plan Area: La Jolla

STAFF: Will Zounes

Tentative Map to create two parcels from an existing 0.50 acre site with an existing single family residence at **1281 Madera Street** in the SF-10000 Zone of Southeastern SD Planned District. Mitigated Negative Declaration No. 131437. Report No. HO-07-181

RECOMMENDATION:
Approve

ITEM-7: **3867 MISSION BOULEVARD MAP WAIVER - PROJECT NO.103946**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit and Map Waiver to convert an existing three-story, 5,012 square foot, mixed use building, with two residential and two commercial units into condominium ownership and to waive the requirement to underground existing overhead utilities. The site is located at **3867 Mission Boulevard** and is located in the Mission Beach Planned District Zone NC-N, Coastal Overlay (within in both Coastal Appealable and Coastal Commission Jurisdiction), Coastal Height Limit, Beach Parking Impact, Residential Tandem Parking and Transit Overlay Zones within the Mission Beach Precise Plan. Exempt from Environmental. Report No. HO-07-192

RECOMMENDATION:

Approve

ITEM-8: ***3964 EDWARDS RESIDENCE - PROJECT NO.123435**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit (CDP) to amend CDP/Variance No. 99-1319 approved on January 24, 2001. The original permit was to construct a two-story, 3,100 square foot single family residence and a Variance to allow access from an existing eleven foot wide driveway on the adjacent property. The new project is to add a basement to the two-story, 3,100 square foot residence. The variance is no longer necessary since the access for off street parking will be taken from the site. The property is a vacant 0.118 acre site located at **7971 Prospect Place** in the RS-1-7 Zone, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, Residential Tandem and Transit Area Overlay Zones within the First Public Roadway and the La Jolla Community Plan. Mitigated Negative Declaration No. 123435. Report No. HO-07-193

RECOMMENDATION:

Approve

ITEM-9: **4812 CORONADO MAP WAIVER- PROJECT NO. 112388**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Lila Iskandar

Coastal Development Permit and a Map Waiver to convert three (3) existing residential units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 6,300 square-foot (0.15-acre) site. The property is located at **4812 Coronado Avenue** in the RM-2-4 Zone, and subject to the Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, the Airport Environs Overlay Zone, and the Airport Approach Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Area.
Exempt from Environmental. Report No. HO-07-194

RECOMMENDATION:
Approve

ITEM-10: **1649 CHALCEDONY MAP WAIVER - PROJECT NO. 131510**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Farah Marhazi

Map Waiver application to waive the requirements of a Tentative Map to convert one existing residential unit to condominium and create one residential condominium (under construction), and waiver the requirement to underground overhead utilities on a 0.143-acre site at **1649 Chalcedony Street**.
Exempt from Environmental. Report No. HO-07-196

RECOMMENDATION:
Approve

HEARING OFFICER DOCKET OF NOVEMBER 14, 2007

ITEM-11: **SILBER RESIDENCE - PROJECT NO. 128772**
City Council District: 1; Plan Area: La Jolla

STAFF: Morris Dye

Coastal Development Permit demolish an existing residence and construct a 4,403 square-foot single family residence on a 7,918 square-foot site at **5227 Chelsea Street** in the RS-1-7 Zone within the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-07-195

RECOMMENDATION:

Approve

ITEM-12: ***CAMP HOPE - PROJECT NO. 44883**
City Council District: N/A; Plan Area: Ramona

STAFF: Morris Dye

Site Development Permit for Environmentally Sensitive Lands to replace a “soft camp” on a 12.85-acre leasehold and construct six, one-story cabins (1,964 SF each), a two-story central lodge (7,775 SF), a one-story nature center and a one-story caretaker’s cabin (2,942 SF), a meeting circle, “swimming hole,” basketball court, archery range, and 4.1 acres of off-site improvements. The 16.95-acre site is located north of State Route 78 (Julian Road), between Sutherland Reservoir and Sutherland Dam Road, in north-central San Diego County, California. Mitigated Negative Declaration No. 44883. Report No. HO-07-197

RECOMMENDATION:

Approve