

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 15, 2006  
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 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> 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: KEN TEASLEY**

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 October 4, 2006:*

**3964 ALBATROSS MAP WAIVER – PROJECT NO. 86527**  
City Council District: 3; Plan Area: Uptown

**STAFF: Cherlyn Cac**

Map Waiver to convert eighteen residential units and one commercial unit, under construction, into condominiums, on a 0.34-acre site. The property is located at **3990-3964 Albatross Street** in the MR-1000 and CN-2A zone of the Mid-Cities Communities Planned District within the Uptown Community Plan area. Exempt from Environmental. Report No. HO-06-245

**RECOMMENDATION**

Approve

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ITEM – 5: *Continued from October 25, 2006:*

**GENESSEE PLAZA EXPANSION– PROJECT NO. 63208**

City Council District: 6; Plan Area: Clairemont

**STAFF: Jeanette Temple**

Planned Development Permit to Amend Permit Nos. 95-0199, 92-0216 and 89-0740 and Site Development Permit to demolish seven buildings totaling 355,490 square feet and construct five buildings totaling 397,811 square feet, for a new total of approximately 516,948 square feet of commercial retail space on 43.84 acre site located at properties including **5502-6050 Balboa Avenue & 4203-4375 Genessee Avenue** within the CC-1-3 zone and the Clairemont Mesa Height Limit and Community Plan Implementation Overlay Zones of the Clairemont Mesa Community Plan area. Mitigated Negative Declaration No. 63208. Report No. HO-06-253

**RECOMMENDATION**

Approve

ITEM -6: *Continued from October 25, 2006:*

**BALBOA MESA– PROJECT NO. 70797**

City Council District: 6; Plan Area: Clairemont

**STAFF: Jeanette Temple**

Planned Development Permit to Amend Planned Commercial Development No. 96-7779 and Site Development Permit to demolish four buildings totaling 13,096 square feet and construct four buildings totaling 29,430 square feet, for a new total of approximately 207,138 square feet of commercial retail space on 16.2 acre site located at **5401-5685 Balboa Avenue & 4104 Genessee Avenue** within the CC-1-3 zone and CN-1-2, Clairemont Mesa Height Limit and Community Plan Implementation Overlay Zones of the Clairemont Mesa Community Plan area. Mitigated Negative Declaration No. 70797. Report No. HO-06-252

**RECOMMENDATION**

Approve

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ITEM -7: *Continued from November 1, 2006:*

**550 GRAVILLE PLACE – PROJECT NO. 95114**

City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development Permit and Map Waiver to waive the requirements for a Tentative Map in order to convert 2 existing residential dwelling units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.138-acre property. The project site is located at **550 Gravilla Place**, in the RM-1-1 Zone, Coastal Overlay Zone (non-applicable), and Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Exempt from environmental. Report No. HO-06-275

**RECOMMENDATION**

Approve

ITEM -8: **1051 HAYES AVENUE MAP WAIVER – PROJECT NO. 86198**

City Council District: 3; Plan Area: Uptown

**STAFF: Paul Godwin**

Map Waiver to allow the conversion of four (4) existing residential rental units to for-sale condominiums on a 0.20-acre site, located at **1051 Hayes Avenue**, on the south side of Hayes Avenue, between 10<sup>th</sup> Avenue and Vermont Street, in the MR-3000 zone of the Mid-City Communities Planned District, in the Uptown Community Plan area. Exempt from environmental. Report No. HO-06-274

**RECOMMENDATION**

Approve

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ITEM -9:       **1047 UNIVERSITY MAP WAIVER - PROJECT NO. 112789**  
City Council District: 3; Plan Area: Uptown

**STAFF:        Paul Godwin**

Map Waiver, including a request to waive the requirement to underground the existing overhead utilities, to allow the creation of seven (7) commercial condominium units in an existing commercial structure located on a 0.19-acre site at **1041-1047 University Avenue**, on the south side of University Avenue, between 10<sup>th</sup> Avenue and Vermont Street, in the CN-2A zone of the Mid-City Communities Planned District, in the Uptown Community Plan area. Exempt from environmental. Report No. HO-06-289

**RECOMMENDATION**

Approve

ITEM -10:       **5422 LAURETTA STREET MAP WAIVER - PROJECT NO. 108706**  
City Council District: 6; Plan Area: Linda Vista

**STAFF:        Anne Jarque**

Map Waiver to waive the requirements for a Tentative Map and undergrounding of overhead utilities to create 4 residential condominiums (under construction) on a 0.115 acre site at **5422 Laretta Street** in the RM-3-7 Zone within the Linda Vista Community Plan. Exempt from environmental. Report No. HO-06-279

**RECOMMENDATION**

Approve

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ITEM -11: **4670 NEWPORT MAP WAIVER - PROJECT NO. 98099**  
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 two existing residential units to two condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site. The property is located at 4670-72 Newport Avenue in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, and the Airport Environs Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program and Council District 2. Exempt from environmental. Report No. HO-06-280

**RECOMMENDATION**

Approve

ITEM -12: **835 FELSPAR STREET MAP WAIVER - PROJECT NO. 98683**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Glenn Gargas**

Coastal Development Permit and Map Waiver to waive the requirements for a Tentative Map in order to convert 4 existing residential dwelling units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.143-acre property. The project site is located at **835 Felspar Street**, in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. Exempt from environmental. Report No. HO-06-288

**RECOMMENDATION**

Approve