

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 11, 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 Services Building, 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 619-321-3208 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: 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ITEM 2: **REQUESTS FOR ITEMS TO BE WITHDRAWN OR CONTINUED.**

ITEM 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: Continued from September 20, 2006

**QUINTERO RESIDENCE MOVE – PROJECT NO. 73169**

City Council District: 4; Plan Area: Southeastern

**STAFF: Kathy Henderson**

Site Development Permit to maintain a move-on residence totaling 1,123 sq ft on a lot with an existing duplex at **4322 K Street** in the MF-3000 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. Exempt from Environmental. Report No. HO-06-233

**RECOMMENDATION**

Approve

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ITEM 5:        **\*DREEBEN RESIDENCE - PROJECT NO. 81725**  
City Council District: 1 Plan Area: La Jolla

**STAFF:        Robert Korch**

Coastal and Site Development Permit to add a second story addition of 1,291 square feet and a deck to an existing residence of 2,187 square feet and garage of 402 square feet on a 8,880 square foot lot **at 331 Sea Ridge Dr** in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (appealable area), Coastal Height Limit, Parking Impact Overlay , and Sensitive Coastal Resources. Negative Declaration No. 81725. Report No. HO -06-238

**RECOMMENDATION:**  
Approve

ITEM 6:        **FINESTRA LOFTS MAP WAIVER - PROJECT NO. 81497**  
City Council District: 2 Plan Area: Centre City

**STAFF:        Pete Lynch**

Map Waiver to create eight (8) residential condominium units and one (1) commercial condominium unit in a project presently under construction at **1943 India Street**, between W. Fir Street and W. Grape Street, in the Little Italy District of the Centre City Planned Area. Exempt from environmental. Report No. HO 06-247

**RECOMMENDATION:**  
Approve

ITEM 7:        **\*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

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ITEM 8:        **\*BALBOA MESA - PROJECT NO. 70797**  
City Council District: 1 Plan Area: La Jolla

**STAFF:        Jeannette 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 Genesee 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

ITEM 9         **NEXTEL-TUNNEL I-15 - PROJECT NO. 30967**  
City Council District: 3 Plan Area: Kensington Talmadge

**STAFF:        Karen Lynch-Ashcraft**

Wireless communication facility consisting of six antennas mounted within a new faux chimney on the house located at 4004 Terrace Court. Associated equipment is proposed to be located behind a garage and enclosed with a new wood fence. Exempt from environmental. Report No. HO 06 -251

**RECOMMENDATION:**

Approve

ITEM 10:       **1554 HORNBLEND MAPWAIVER - PROJECT NO. 102718**  
City Council District: 2 Plan Area: Mid City – 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 0.147-acre property. The project site is located at 1554 Hornblend Street, in the RM-2-5 Zone, Coastal Overlay Zone (non-applicable), Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. Exempt from environmental. Report No. HO 06-256

**RECOMMENDATION:**

Approve