

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 23, 2002  
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 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: Gene Lathrop**

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:     **\* HAKIMI RESIDENCE - PROJECT NO. 3825  
La Jolla Community Plan Area**

**STAFF:       Michelle Sokolowski**

Approval, denial or modification of an application for the demolition of the existing single-family residence and the construction of a new, approximately 5,831-square-foot, single-family residence on a 44,389-square foot site located at **2685 Calle Del Oro** in the SF zone of La Jolla Shores Planned District, the Coastal Overlay Zone (non-appealable), and the Coastal Height Limit Overlay Zone, within the La Jolla Community Plan area. The applicant is also requesting a Variance to construct a second driveway where only one is permitted. Mitigated Negative Declaration 42-0393.

**RECOMMENDATION:**

Approval.

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ITEM-5:     **A STREET MAP WAIVER - PROJECT NO. 2145**  
Eastern Community Plan Area

**STAFF:     Jeff Peterson**

Approval, denial or modification of an application for a Map Waiver (Process 3) to waive the Tentative Map to convert 22 existing apartment units to condominiums on a 1.2-acre site. The property is located at **5030-5050 "A" Street** in the RM-1-1 zone within the Eastern Area of the Mid-City Communities Plan, and Council District 4.

**RECOMMENDATION:**

Approval.

ITEM-6:     **\* WALL STREET MIXED USE - PROJECT NO. 2416**  
La Jolla Community Plan Area

**STAFF:     Glenn Gargas**

Approval, denial or modification of an application for a Coastal Development and Site Development Permit to add a 6,569 square-foot second story residential addition containing four apartment units over an existing 17,953 square-foot mixed commercial/residential building, on a 24,713 square-foot property. The project site is located at **1044 Wall Street**, zone 1 of the La Jolla Planned District, Coastal Overlay Zone, and Coastal Height Limit Overlay Zone, within the La Jolla Community Plan area, Council District 1. Mitigated Negative Declaration 41-1106.

**RECOMMENDATION:**

Approval.

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ITEM-7: **THE PINNACLE MUSEUM TOWER MAP WAIVER - PROJECT NO. 3138**  
Centre City Planned Area, Marina Sub-Area

**STAFF: Peter Lynch**

Approval, denial or modification of an application for a Map Waiver, to waive the Tentative Parcel Map for future development of a 198 unit condominium building with commercial space and a museum. The property is located on a **city block between Market Street, Union Street, Island Street and Front Street** in the Marina District of the Centre City Community Plan area, Council District 2.

**RECOMMENDATION:**

Approval.

ITEM-8: **ENSENADA COURT - PROJECT NO. 4198**  
Mission Beach Community Plan Area

**STAFF: Glenn Gargas**

Approval, denial or modification of an application for a Coastal Development Permit and Variance to demolish a one and two story duplex and construct a new 3-story duplex on a 2,430 square foot property. The Variance is requested a allow an eave to overhang two feet into the required fifteen foot front yard setback. The project site is located at **714-716 Ensenada Court**, in the R-S Zone of the Mission Beach Planned District, within the Mission Beach Community Plan area, Council District 2.

**RECOMMENDATION:**

Approval.

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ITEM-9: **TREVI VILLA MAP WAIVER - PROJECT NO. 4260**  
Uptown Community Plan Area

**STAFF: Jeannette Temple**

Approval, denial or modification of an application for a request to waive the requirements of a Tentative Map, for a condominium conversion of 34 existing residential units. No new construction is proposed. The project is located on a 0.46 acre site, at **3620-3634 Third Avenue** in the MR-800B Zone of the Mid-City Communities Planned District within the Mid-City Communities Plan area.

**RECOMMENDATION:**

Approval.