

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 22, 2004
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 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: Bob Didion

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: **KEISER RESIDENCE – PROJECT NO. 3095**
City Council District: 1; Plan Area: La Jolla

STAFF: Kathy Henderson

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish 4 existing units and two garages and reconstruct two units with attached garages and to allow for the removal of a 23' curb cut and replace it with a 12' curb cut on a 6,750 square foot lot located at **405 Westbourne Street** within the La Jolla Community Plan Area.
Report No. HO-04-195

RECOMMENDATION:

Approve

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ITEM-5: **GRAND AVENUE - PROJECT NO. 49731**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeff Peterson

Approve, conditionally approve, or deny an application for a Tentative Map and Coastal Development Permit (Process 3) to create four residential condominiums units on a 0.143-acre site. The existing two-duplexes are currently under construction and were approved under Coastal Development Permit No. 6264, issued on May 1, 2002. An amendment of this original permit is required to allow the existing units to be converted to condominium units. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at **2127 Grand Avenue** in the RM-2-5 zone within the Pacific Beach Community Planning Area, Coastal Overlay (non-appealable), Coastal Height Limitation, and Council District 2. Report No. HO-04-201

RECOMMENDATION:

Approve.

ITEM-6: **1425 HORNBLEND STREET – PERMIT NO. 49734**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeff Peterson

Approve, conditionally approve, or deny an application for a Tentative Map and a coastal Development Permit (Process 3) to create four residential condominiums units on a 0.143-acre site. The existing two-duplexes are currently under construction and were approved under Coastal Development Permit No. 9791, issued on December 20, 2002. An amendment of this original permit is required to allow the existing units to be converted to condominium units. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at **1421-1425 Hornblend Street** in the RM-2-5 zone within the Pacific Beach Community Planning Area, Coastal Overlay (non-appealable), Coastal Height Limitation, and Council District. Report No. HO-04-202.

RECOMMENDATION:

Approve

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ITEM-7: **STARSHINE MARKET – PROJECT NO. 46806**
City Council District: 6; Plan Area: Clairemont Mesa

STAFF: Jeannette Temple

Approve, conditionally approve, or deny an application for a Conditional Use Permit to upgrade an existing off-sale beer and wine license to an off-sale general alcohol license for an existing market on a 2.03-acre site. The property is located at **4475 Clairemont Mesa Boulevard** in the CN-1-2 Zone within the Clairemont Mesa Community Plan Area. Report No. HO-04-207

RECOMMENDATION:

Approve

ITEM-8: **ARJONS DRIVE MAP WAIVER - PROJECT NO. 35318**
City Council District: 5; Plan Area: Mira Mesa

STAFF: Michael VanBuskirk

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 2 commercial condominium units on a 0.916 site in the IL-2-1 Zone within the Mira Mesa Community Plan at **7945 Arjons Drive** located between Dowdy Drive to the east and Dunbrook Road to the West. Report No. HO-04-203.

RECOMMENDATION:

Approve

ITEM-9: **RENDA RESIDENCE – PERMIT NO. 29014**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal Development Permit construct a new 10,298 square-foot single-family residence on a 24,698 square-foot, RS-1-2 zoned lot located at **9583 La Jolla Farms Road** within the Coastal Overlay (non-appealable), Coastal Height Limit, Beach Parking Impact Area and within the boundaries of the La Jolla Community Plan Area. Report No. HO-04-209.

RECOMMENDATION:

Approve