

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 10, 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: 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 CONTINUANCES.**

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

ITEM-4: Continued from October 13, 2004
RASHID RESIDENCE - PROJECT NO. 5179
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Site Development Permit and Tentative Map to create two parcels from an existing 29,577 square-foot lot and to construct a residence on the second parcel. The single family residence is proposed to be 3,796 square-feet, two-story structure to be located on parcel two. Parcel one would be 14,591 square-feet in lost area and parcel two would be 14,986 square-feet, with parcel one retaining the existing single family residence. The project site is located at **7194 La Jolla Scenic Drive South**, within the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Plan Area.
Report No. HO-04-158

RECOMMENDATION:

Approve.

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ITEM-5: **CEREZA STREET APARTMENTS – PROJECT NO. 8482**
City Council District: 4; Plan Area: Encanto

STAFF: William Zounes

Approve, conditionally approve, or deny an application to construct eight residential apartment units on a vacant 19,919 square-foot site on the south side of Cereza Street, east of Escuela Street and west of Haya Street in the MF-2500 Zone of Southeastern San Diego Planned District. Report No. HO-04-163

RECOMMENDATION:

Approve.

ITEM-6: **ISLAND COURT DUPLEX – PERMIT NO. 25462**
City Council District: 2; Plan Area: Mission Beach Planned District

STAFF: Robert Korch

Approve, conditionally approve, or deny an applications for a Coastal Development Permit to demolish an existing residence and construct two residential apartment units on a 2,400 squared-foot site zoned R-S and addressed as **734 Island Court** and within the boundaries of the Mission Beach Planned District and Precise Plan, the Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact area. Report No. HO-04-167

RECOMMENDATION:

Approve

ITEM-7: **IVANEHOE/GRADY PROPERTY– PROJECT NO. 23101**
City Council District: 1; Plan Area: La Jolla planned District

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 7,303 square-foot retail and office building on a 7,000 square-foot, Zone 1 lot addressed as **7938 Ivanhoe Avenue** within the boundaries of the La Jolla Planned District, Coastal Overlay Zone (non-applable are), Coastal Height Limit and Beach Parking Impact area all within the boundaries of the La Jolla Community. Report No. HO-04-171

RECOMMENDATION:

Approve

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ITEM-8: **KENNEBECK DUPLEX – PROJECT NO. 35557**
City Council District: 2; Plan Area: Peninsula

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver to demolish an existing residential duplex and construct a new 3,391 square-foot residential duplex for condominium ownership on a 2,400 square-foot lot addressed as **729 Kennebeck Court** in the R-S zone of the Mission Beach Planned District and Precise Plan, the Coastal Overlay Zone (appealable are), Coastal Height Limit, Beach Parking Impact area and Transit Area Tandem Parking.. Report No. HO-04-175.

RECOMMENDATION:

Approve.

ITEM-9: **BALBOA PARK VILLAS MAP WAIVER– PROJECT NO. 40157**
City Council District: 3; Plan Area: Greater North Park

STAFF: Firouzeh Tirandazi

Approve, conditionally approve, or deny an application for a Map Waiver (Process 3) to waive the requirements for a Tentative Map to convert 4 residential units under construction) to condominiums on a 0.22-acre site. The property is located at **4080 Texas Street** in the MR-1250B Zone of Mid City Communities Planned District within the Greater North Park Community Planning Area and Council District 3. Report No. HO-04-176

RECOMMENDATION:

Approve.

ITEM-10: **SULLIVAN RESIDENCE– PROJECT NO. 22895**
City Count: 2; Plan Area: Uptown

STAFF: Linda French

Approve, conditionally approve, or deny an application to construct a detached 809-square-foot second story building containing a garage and guest quarter unit above on a lot where a single family residence is maintained on a 6,807-square-foot site. The property is located at **1913 Fort Stockton Drive** in the RS-1-7 Zone within the Uptown Community Plan Area. Council District 2. Report No. HO-04-179

RECOMMENDATION:

Approve