

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 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: 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: (cont. from 8/18)
MISSION DOVER - PROJECT NO. 27391
City Council District: 2; Plan Area: Mission Beach

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish 22 units and construct 12 units on a 15, 780 square foot site. The property is located **737-745 Dover Court, 746-752 Devon Court, and 2924, 2926, 2938 Mission Boulevard** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Beach Parking Impact, Airport Environs Overlay Zone, Coastal Overlay Zone (Affordable Housing Replacement Regulations within the Mission Beach Precise Plan and Local Coastal Program. Report No. HO-04-126

RECOMMENDATION:
Approve.

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ITEM-5: ***TORREY DEL MAR DAYCARE – PROJECT NO. 3038**
City Council District: 1; Plan Area: Torrey Highlands Subarea IV

STAFF: Derrick Johnson

Approve, conditionally approve, or deny an application to for a Conditional Use Permit to allow for the construction of an 8,999 square foot daycare center. The 1.7-acre site is located at **13770 Carmel Valley Road** in the RS-1-12 Zone of the Torrey Highlands Subarea IV Planning Area. Report No. HO-04-151

RECOMMENDATION:

Approve.

ITEM-6: **HEALY RESDIENCE - PROJECT NO. 22702**
City Council District: 2; Plan Area: Peninsula

STAFF: Laila Iskandar

Approve, conditionally approve, or deny an application for Coastal Development Permit (CDP) for the construction of a new 700-square-foot companion unit above an existing 950-square-foot detached garage and storage room on a 10,686-square-foot site. The project is located at **1167 Sunset Cliffs Boulevard** in the RS-1-7 Zone, Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay Zone, and Beach Parking Impact Overlay Zone, within the Peninsula Community Plan Are, Council District 2. Report No. HO-04-133

RECOMMENDATION:

Approval

ITEM-7: ***AURERRE RESIDENCE – PROJECT NO. 6820**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish an existing single-family residence and construct a new 2-story, 6,695 square-foot residence with a 6,034 square-foot basement area on a 13,136 square-foot RS-1-7 zoned lot addressed as **6010 Avenida Cresta** within the boundaries of the La Jolla Community Plan, Coastal Overlay Zone (Appealable), Coastal Height limit and Beach Parking impact area. Report No. HO-04-122.

RECOMMENDATION:

Approve.

ITEM-8: **INGRAHAM STREET MAP WAIVER – PROJECT NO. 23515**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeannette Temple

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to create five (5) residential units and one (1) commercial condominium units on a 0.169 acre site under construction. The project includes a request to waive the undergrounding of existing utilities adjacent to the development and is located at **4641 Ingraham Street** in the CO-1-2 Zone and the Coastal Height Limitation Overlay Zone within the Pacific Beach Community Plan area. Report No. HO-04-147

RECOMMENDATION:

Approve.

ITEM-9: **ALLEGRO TOWERS – PROJECT NO. 18070**

City Council District: 2; Plan Area: Centre City

STAFF: Peter Lynch

Approve, conditionally approve, or deny an application for a Map Waiver to create 201 residential condominium units and 2 commercial units for a mixed-use building presently under construction at **1465 Kettner Boulevard** within the Centre City Community Plan Area. Report No. HO-04-140

RECOMMENDATION:

Approve.

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ITEM-10: **ROPER RESIDENCE – PROJECT NO. 16599**

City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Approve, conditionally approve, or deny an application to for a Coastal Development Permit and Variance to add 153 square-feet to an existing cabana, 478 square-foot second floor addition to an existing 284-square-foot accessory structure, construct a new two-car garage with a storage unit above and to maintain encroachments (variances) into the required side and rear yard setbacks on a 1.12 acre, RS-1-2 zoned lot located at **9801 La Jolla Farms Road**, within the Coastal Overlay Zone (appealable), Coastal Height Limit, and within the boundaries of the La Jolla Community Plan. Report No. HO-04-148.

RECOMMENDATION:

Denial