

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
DECEMBER 7, 2005 -  
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 (ALD's) 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: - **3735 OCEAN FRONT WALK MAP WAIVER - PROJECT NO. 85567**  
City Council District: 2 Plan Area: Mission Beach Planned District & Precise Plan

**STAFF: - Robert Korch**

Map Waiver and Waiver of Undergrounding to convert two existing residential dwelling units to condominium ownership, located at **3735 Ocean Front Walk** in the NC-N zone of the Mission Beach Planned District and Precise Plan area and within the Coastal Overlay Zone (State Jurisdiction), and Coastal Height Limit. Exempt from environmental. Report No. HO-05-206

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 7, 2005 -

ITEM-5: - **CLEVELAND NORTH MAP WAIVER - PROJECT NO. 74904**

City Council District: 3 Plan Area: Uptown

**STAFF: - Derrick Johnson**

Map Waiver to waive the requirements of a Tentative Map to create 4 residential condominium units (under construction), and waive the requirement to underground existing overhead utilities. The project is located at **4283 Cleveland Avenue** in the MR-1500 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. HO 05-215

**RECOMMENDATION:**

Approve

ITEM-6: - **3505 FAIRMOUNT AVENUE MAP WAIVER - PROJECT NO. 77028**

City Council District: 3 Plan Area: City Heights Neighborhood of the Mid-City Communities Plan area

**STAFF: - Michelle Sokolowski**

Map Waiver to waive the requirements of a Tentative Map to convert 4 residential units to condominiums (1 unit existing and 3 units under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.143-acre site located at **3505 Fairmount Avenue** in the CU-3-6 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. HO-05-224.

**RECOMMENDATION:**

Approve

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ITEM-7: - **COHELAN DUPLEX - PROJECT NO. 64192**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: - Laila Iskandar**

Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing two-story apartment structure with three units and construct a new 2,550 square-foot duplex unit above 850 square-foot garage, and Variance to allow the new structure to have two 15-foot garage doors where two 10-foot garage doors would normally be permitted on a 4,860 square-foot site. The property is located at **1573 Ocean Front Street** in the RM-2-4 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program Area and Council District 2. Mitigated Negative Declaration No. 64192. Report No. HO-05-220.

**RECOMMENDATION:**

Approve

ITEM-8: - **SEAFORTH LEASEHOLD- PROJECT NO. 66050**  
City Council District: 2; Plan Area: Mission Bay Park

**STAFF: - Morris Dye**

Site Development Permit for Environmentally Sensitive Lands to demolish an existing 1,780 square-foot boat rental building, a 4,386 square-foot marina building, and a 4,120 square-foot sportfishing building, and to construct a new 2,638 square-foot, single story boat rental building, a new 3,003 square-foot, single story marina building, a new 4,621 square-foot, single story sportfishing building, to remodel and reconfigure the existing marina and sportfishing docks, and to reconfigure the existing parking lot at 1717 Quivira Road, in Mission Bay Park. Mitigated Negative Declaration No. 66050. Report No. HO-05-216.

**RECOMMENDATION:**

Approve

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ITEM-9: - **AVERIL ROAD APARTMENTS- PROJECT NO. 42511**  
City Council District: 8 Plan Area: San Ysidro

**STAFF: - Will Zounes**

Site Development Permit and Density Bonus Agreement for the construction for a 12 multi-family residential (for rent) apartment complex and an Amendment to Planned Residential Development 94-0284 for the modifications to an existing driveway, parking and landscape. The 12-unit development will be located on a vacant 25,440 square foot site located at **139Averil Road**. The amendment will be for an existing 17-unit apartment located at 3686 Sunset Lane. Both developments are in the Rm-1-1 Zone within the San Ysidro Community Plan. Council District 8. Exempt from environmental. Report No. HO-05-216.

**RECOMMENDATION:**

Approve

ITEM-10: - **4225 5<sup>th</sup> AVENUE MAP WAIVER - PROJECT NO. 70077**  
City Council District: 3 Plan Area: Uptown

**STAFF: - Paul Godwin**

Map Waiver to create four residential condominium units, including a request to waive the requirement to underground the existing overhead utilities, in a building currently under construction at **4225 5<sup>th</sup> Avenue**, on the east side of 5<sup>th</sup> Avenue, north of Arbor Drive. The site is located within the MR-800B zone of the Mid-City Communities Planned District, in the Uptown Community Plan.. Exempt from environmental. Report No. HO-05-232.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 7, 2005

ITEM-10: - **EBERS STREET MAP WAIVER - PROJECT NO. 70077**

City Council District: 2 Plan Area: Ocean Beach

**STAFF: - Pete Lynch**

A Coastal Development Permit and Map Waiver for the conversion of three residential units to condominiums, and a waiver of the requirement to place overhead utilities underground at **1755 Ebers Street** within the Ocean Beach Community Plan area. Exempt from environmental. Report No. HO-05-231

**RECOMMENDATION:**

Approve