

**CITY OF SAN DIEGO HEARING OFFICER -
DOCKET FOR HEARING OFFICER MEETING -
DECEMBER 14, 2005 -
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 3rd floor of the Development Services Building, located at 1222 1st Avenue, 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 619-321-3208 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 and Ken Teasley

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 November 30, 2005:***

WALDBURGER - PROJECT NO. 70071

City Council District: 3 Plan Area: La Jolla Community Plan/La Jolla Shores Planned District

STAFF: - Robert Korch

Coastal and Site Development Permit to demolish 475 square -feet of an existing two story residence over a basement and add 1,930 square-feet of area resulting in a 4,920 square foot residence with an existing garage, located on a 10,004 square-foot, SF zoned lot at **7948 Roseland Drive** within the Coastal Overlay Zone (non-appealable area) and Coastal Height Limit in the boundaries of the La Jolla Shores Planned District and La Jolla Community Plan. Mitigated Negative Declaration No. 70071. Report No. HO-05-195.

RECOMMENDATION:

Approve

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ITEM-5: - *Continued from December 7, 2005:*

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: - **MARIANOPOLIS WAY - PROJECT NO. 4605**

City Council District: 3 Plan Area: Rancho Penasquitos

STAFF: - Tim Daly

Subdivide a 0.83-acre site with an existing single-family residence into two parcel lots parcel lots and grade the new parcel lot to create a developable pad area at **14035 Marianopolis Way** within the Rancho Penasquitos Community Plan area. Negative Declaration No. 4605.

RECOMMENDATION:

Approve

ITEM-7: - **7383 EADS AVENUE MAP WAIVER - PROJECT NO. 80644**

City Council District: 3 Plan Area: La Jolla

STAFF: - Anne Jarque

Coastal Development Permit and Map Waiver (Process 3) to waive the requirements of a Tentative Map to create two residential condominium units on a 0.161 acre site. The property is located at **7383 Eads Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area and Council District 1. Exempt from environmental Report No. HO-05-218

RECOMMENDATION:

Approve

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ITEM-8: - **TRH INDUSTRIAL MAP WAIVER - PROJECT NO. 68448**
City Council District: 8 Plan Area: Otay Mesa

STAFF: - Nilia Koering

Map Waiver to waive the requirements for a tentative map to create 8 industrial condominium units on a 0.539 acre site. The property is located at **10005 Marconi Drive** in the International Subdistrict of Otay Mesa Development District within the Otay Mesa Community Plan. Exempt from environmental Report No. HO-05-221

RECOMMENDATION:

Approve

ITEM-9: - **4040 RIVIERA- PROJECT NO. 1041**
City Council District: 2 Plan Area: Pacific Beach

STAFF: - Robert Korch

Coastal Development Permit and Tentative Map to demolish an existing residence and construct a new, four dwelling unit condominium with a floor area of 5,962 square-feet and an underground parking garage at **4040 Riviera Drive**, within the RM-2-5 zone, Coastal Overlay Zone (non-appealable area) and Coastal height limit within the boundaries of the Pacific Beach Community Plan area. Mitigated Negative Declaration No. 41-0364. Report HO-05-226.

RECOMMENDATION:

Approve

ITEM-10: - **4026 RIVERIA - PROJECT NO. 1040**
City Council District: 2 Plan Area: Pacific Beach

STAFF: - Robert Korch

Coastal Development Permit and Tentative Map to demolish an existing residence and construct a new, four dwelling unit condominium with a floor area of 6,015 square -feet and an underground parking garage at **4026 Riviera Drive**, within the RM-2-5 zone, Coastal Overlay Zone (non-appealable area) and Coastal height limit within the boundaries of the Pacific Beach Community Plan area. Mitigated Negative Declaration No. 41-0364. Report HO-05-227.

RECOMMENDATION:

Approve

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ITEM-10: - **HARD ROCK HOTEL - PROJECT NO. 78941**
City Council District: 2 Plan Area: Centre City

STAFF: - Pete Lynch

Map Waiver application to waive the requirements of a Tentative Map to create 420 commercial hotel condominium units and 17 commercial condominium units in a building presently under construction at **203 Fifth Avenue.**

An Environmental Secondary Study and Mitigation Monitoring Plan was prepared for the project by Centre City Development Corporation (CCDC) in conformance with the Master Environmental Impact Report (MEIR) for Centre City and Final Subsequent Environmental Impact Report (SEIR). The Study concluded that the project was consistent with the Centre City Community Plan and Planned District Ordinance and therefore no additional environmental review is required.

RECOMMENDATION:

Approve