

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 22, 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 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 *Continued from May 25, 2005*

***ABALONE PLACE RESIDENCE – PROJECT NO. 44542**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Site Development to demolish an existing residence and construct a new 5,380 total square-foot, 2-story residence over a basement and garage on a 7,555 square-foot RS-1-7 zoned lot addressed at **5634 Abalone Place** within the Coastal Overlay Zone (appealable area), and Coastal Height Limit within the boundaries of the La Jolla Community Plan.

RECOMMENDATION:

Approve

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ITEM-5: **TRIANGLE MAP WAIVER - PROJECT NO. 59535**
City Council District: 2; Plan Area: Centre City

STAFF: Pete Lynch

Approve, conditionally approve, or deny an application for Map Waiver to create 53 residential, four Live Work Lofts and three commercial condominium units, in a building presently under construction at **56 14th Street**.
Report No. HO-05-100.

RECOMMENDATION:
Approve

ITEM-6: **APERTURE MAP WAIVER - PROJECT NO. 47575**
City Council District: 2; Plan Area: Centre City

STAFF: Pete Lynch

Approve, conditionally approve, or deny an application for a Map Waiver to create 86 residential and three commercial condominium units, in a building already proposed for construction at **1454 Union Street**. Report No. HO-05-101

RECOMMENDATION:
Approve

ITEM-7: **BROADWAY LOFTS MAP WAIVER - PROJECT NO. 46398**
City Council District: 2; Plan Area: Centre City

STAFF: Pete Lynch

Approve, conditionally approve, or deny an application for a Map Waiver to convert 84 live/work quarter units and two commercial units, in a commercial building presently being rehabilitated, into condominiums at **1007 5th Avenue**.
Report No. HO-05-102

RECOMMENDATION:
Approve

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ITEM-8: ***UNION LOFTS - PROJECT NO. 49913**
City Council District: 8; Plan Area: Greater Golden Hill

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application for a Site Development Permit with deviations and a Neighborhood Development Permit to construct 13 residential rental units on a 20,132 square foot site with an existing commercial building. The project is located at **1165 19th Street** in the GH-1500 Zone in the Golden Hill Planned District, Transit and Tandem Parking Overlay Zone, and within the Greater Golden Hill Community Plan area. The project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Report No. HO-05-113

RECOMMENDATION:

Approve