

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 18, 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 (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 **3451 OCEAN FRONT WALK – PROJECT NO. 60057**  
City Council District: 2; Plan Area: Mission Beach Planned District and Precise Plan

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for a Map Waiver and Waiver of Undergrounding to convert three residential dwelling units under construction on a 4,230 square-foot, R-S zoned lot at **3541 Ocean Front Walk** within the Coastal Overlay Zone (State jurisdiction) and Coastal Height Limit, all within the boundaries of the Mission Beach Planned District and Precise Plan area. Report No. HO-05-073.

**RECOMMENDATION:**

Approve

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ITEM-5:       **WESSELINK MAP WAIVER - PROJECT NO. 5705**  
City Council District: 2; Plan Area: Mission Beach Planned District and  
Precise Plan

**STAFF:       Robert Korch**

Approve, conditionally approve, or deny an application for a Map Waiver and Waiver of Undergrounding to convert two recently constructed residential dwelling units to condominium ownership on a 2,492 square-foot, R-S zoned lot located at **727 Ostand Court** within the Coastal Overlay Zone (State jurisdiction), Coastal Height Limit and Beach parking Impact Overlay all within the boundaries of the Mission Beach Planned District and Precise Plan area. Report No. HO-05-074.

**RECOMMENDATION:**

Approve

ITEM-6:       **2165 GRAND AVENUE - PROJECT NO. 62030**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:       Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert four residential dwelling units under construction to condominium ownership on a 0.143 acre site at **2165 Grand Avenue** within the Coastal Overlay Zone (non-appealable area), and Coastal Height Limit within the boundaries of the Pacific Beach Community Plan area. Report No. HO-05-076

**RECOMMENDATION:**

Approve

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ITEM-7: **LIPSEY RESIDENCE - PROJECT NO. 53748**

City Council District: 2; Plan Area: Peninsula

**STAFF: Cory Wilkinson**

Approve, conditionally approve, or deny an application for a Coastal Development Permit to construct a 1,098 square foot addition to an existing 2,182 square foot one-story, single family residence located on a 6650 square foot lot at 880 San Antonio Place within the RS-1-7 zone, Coastal Overlay Zone (Appealable area), Peninsula Community Plan, Parking Impact Overlay Zone, First Public Roadway, and Council District 2. Report No. HO-05-090.

**RECOMMENDATION:**

Approve

ITEM-8: **COAST BOULEVARD SEAWALL REHABILITATION  
PROJECT NO. 1284**

City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit, for the rehabilitation of an existing seawall, approximately 13 feet high and 77 feet in length located at the rear of the property. The project site is located at 202 Coast Boulevard, in Zone 5 of La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limit Overlay, and the Beach Parking Impact Overlay Zone, within the La Jolla Community Plan area. Report No. HO-05-093

**RECOMMENDATION:**

Approve