

**CITY OF SAN DIEGO HEARING OFFICER -
DOCKET FOR HEARING OFFICER MEETING -
JUNE 21, 2006 -
COUNCIL ROOM, 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

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: - ***ALL RIGHT STORAGE - PROJECT NO. 75942**
City Council District: §Plan Area: Otay Mesa

STAFF: - Will Zounes

Site Development Permit for development on Environmentally Sensitive Lands and to deviate from required parking for a 102,000 square foot self-storage facility. The project will also construct an 11,915 sq ft industrial warehouse, in compliance with parking, on a vacant 2.473-acre site at **1651 Otay Heights Court** in the Industrial Subdistrict of Otay Mesa Development District, Airport Environs. Council District 8. Mitigated Negative Declaration No 75942.
Report No. HO-06-108

RECOMMENDATION:

Approve

ITEM-5: - **CHRICKET CAPRI BY THE SEA- PROJECT NO. 94959**
City Council District: 2 Plan Area: Pacific Beach

STAFF: - Karen Lynch-Ashcraft

Wireless communication facility consisting of three panel antennas proposed on the penthouses behind RF screening that will replace a small section of the building exterior where the antennas are located. Associated equipment is proposed to be located within the existing roof top stair penthouse on the Capri By The Sea condominiums at **4767 Missouri Street**. Exempt from environmental. Report No. HO-06-145

RECOMMENDATION:

Approve

ITEM-6: - **3521 NILE STREET MAP WAIVER- PROJECT NO. 86347**
City Council District: 3 Plan Area: Greater North Park

STAFF: - Michelle Sokolowski

Map Waiver to waive the requirements of a Tentative Map to convert two existing residential apartment units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.144-acre site located at **3521 Nile Street** in the MR-3000 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan Area. Exempt from environmental. Report No. HO-06-150

RECOMMENDATION:

Approve

ITEM-7: - **ESSEX VILLAS MAP WAIVER- PROJECT NO. 87560**
City Council District: 3; Plan Area: Uptown

STAFF: - Robert Korch

Map Waiver to waive the requirements of a Tentative Map to create 6 residential condominium units (under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.21-acre site located at **1415 Essex Street** in the MR-1000 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Uptown Community Plan Area. Exempt from environmental Report No. HO-06-149

RECOMMENDATION:

Approve

ITEM-8: - **2256 SEASIDE STREET MAP WAIVER - PROJECT NO. 85889**
City Council District: 2; Plan Area: Peninsula

STAFF: - Laila Iskandar

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert four existing residential units to four condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.18-acre site. The property is located at **2256-2262 Seaside Street** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, and Airport Approach Overlay Zone, Beach Parking Impact Overlay Zone within the Peninsula Community Plan and Local Coastal Program and Council District 2. Exempt from environmental. Report No. HO-06-153

RECOMMENDATION:

Approve

ITEM-9: - **BREEZA MAP WAIVER- PROJECT NO. 80239**
City Council District: 2 Plan Area: Ocean Beach

STAFF: - Pete Lynch

Map Waiver to create 158 residential condominium units and four (4) commercial condominium units for a project presently under construction at **1431 Pacific Highway** on the northeast corner of Pacific Highway and W. Ash Street. Exempt from environmental. Report No. HO-06-156

RECOMMENDATION:

Approve

ITEM-10: - ***SOUMEKH RESIDENCE - PROJECT NO. 59514**
City Council District: 3 Plan Area: La Jolla

STAFF: - Laura Black

Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Neighborhood Use Permit to demolish three existing structures on site, which include the main residence, detached guest quarters, and detached art studio, and construct a two-story, above basement, 9,967 square foot single family home, with subterranean garage, maid's room, guest quarters and swimming pool, on a 1.07 acre site located at **9566 La Jolla Farms Road**, in the RSI- 2 Zone, Coastal Overlay (appealable), Coastal Height Limit Overlay, Beach Parking Impact Overlay Zones, within the La Jolla Community Plan. Mitigated Negative Declaration No. 59514. Report No. HO-06-157

RECOMMENDATION:

Approve

21 HEARING OFFICER DOCKET OF JUNE 14, 2006 -

ITEM-11: - **4262 ESTRELLA - PROJECT NO. 97923**

City Council District: 7 Plan Area: City Heights Neighborhood of the Mid-City Community Plan Area.

STAFF: - Firouzeh Tirnadazi

Conditional Use Permit (Process 3) to amend CUP No. 83-0863 to allow the renting of units to both senior citizens, as defined by federal and state regulations, and individuals with disabilities. The property is located at 4262 Estrella Avenue between Orange and Trojan Avenues, in the RM-1-1 Zone within the Central Urbanized Planned District and the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. HO-06-158

RECOMMENDATION:

Approve

ITEM-12: - **5330 CARROLL CANYON MAP WAIVER - PROJECT NO. 87369**

City Council District: 5 Plan Area: Mira Mesa

STAFF: - Robert Tucker

Map Waiver to waive the requirements of a Tentative Map to create 20 commercial condominium units on a 1.049-acre site at **5330 Carroll Canyon Road** in the IL-2-1 and Airport Environs Zones within the Mira Mesa Community Plan. Exempt from environmental. Report No. HO-06-160

RECOMMENDATION:

Approve

ITEM-13: - **KUCHARCZYK RESIDENCE - PROJECT NO. 76655**

City Council District: 3 Plan Area: La Jolla

HEARING OFFICER: Ken Teasley

STAFF: - Glenn Gargas

Variance request from the maximum wall/fence height of three (3) feet and minimum driveway visibility requirements to allow for an existing six (6) high wall/fence and solid gate to remain within the front yard setback and driveway visibility area of an existing single family residence. The project site is located at **5407 Soledad Mountain Road**, in the RSL- 5 Zone, Coastal Height Overlay Zone and within the La Jolla Community Plan Area. Report No. HO-06-159

RECOMMENDATION:

Denial

ITEM-14: - **715 SAN GABRIEL PROJECT NO. 96569**
City Council District: 2 Plan Area: Mission Beach

STAFF: - Glenn Gargas

Map Waiver application to waive the requirements of a Tentative Map to convert a two (2) dwelling unit apartment building into two (2) residential condominium units and a waiver of the requirement to underground overhead utility lines on a 0.06 acre property. The project site is located at **715 San Gabriel Place**, in the R-S Zone of Mission Beach Planned District, State Coastal Overlay Zone, Beach Parking Impact Overlay Zone and within the Mission Beach Community Plan. Exempt from environmental. Report No. HO-06-162

RECOMMENDATION:

Approve

ITEM-15: - **SOUTH MISSION VALLEY TRUNK SEWER- PROJECT NO. 22528**
City Council District: 6 Plan Area: Mission Valley

STAFF: - Morris Dye

Site Development Permit to replace approximately 21,182 lineal feet and abandonment of 12,830 lineal feet of existing trunk sewers and sewer main of the South Mission Valley Trunk Sewer including associated improvements such as laterals, manholes, and related improvements. The project is located in Mission Valley, in the City of San Diego, in portions of Taylor Street, under Interstate 8, in Hotel Circle Place, Hotel Circle North, Hotel Circle South, under State Route 163, in Camino del Rio South, under Interstate 8005, Mission Center Drive, Interstate Route 5, in Camino del la Reina, Camino del Rio North, Camino del Arroyo, and under State Route 15, in Various Mission Valley Planned District zones of the Mission Valley Community Plan Area. Mitigated Negative Declaration No. 22528. Report No. HO-06-163

RECOMMENDATION:

Approve