

**CITY OF SAN DIEGO HEARING OFFICER -
DOCKET FOR HEARING OFFICER MEETING -
SEPTEMBER 20, 2006 -
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 Service Department, 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 619-236-5679 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: TRACY ELLIOT-YAWN

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 August 2, 2006:*

FLOWER HILL MALL - PROJECT NO. 45882

City Council District: 1 Plan Area: Carmel Valley

STAFF: - Derrick Johnson

Coastal Development Permit and Tentative Map to create two parcels from one existing 15.14 acre site. The project is located at **2610 Via De La Valle** in the CC-1-3zone. The project site is not within one particular community planning area; therefore, the adopted land use plan is the City's Progress Guide and General Plan. The project site is designated for commercial development in the General Plan, and is located within the Coastal Overlay zone (Non Appealable Area 2). Exempt from environmental. Report No. HO-06-195.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 20, 2006 -

ITEM-5: - *It is anticipated that staff will be requesting a continuance to September 27, 2006:*

MORRIS RESIDENCE – PROJECT NO. 86028

City Council District: 2; Plan Area: Peninsula

STAFF: - Cory Wilkinson

Coastal Development Permit, Neighborhood Development Permit, and Variance to allow a zero-foot front yard setback and over-height retaining walls, to approve a Neighborhood Development Permit for over-height retaining walls and development on a lot containing environmentally sensitive lands (biology), and to approve a Coastal Development Permit to construct a 3,041 square foot single-family residence with two off-street parking spaces on a 8,753 square foot (0.20-acre) vacant sloped lot within the RS-1-7 zone of the Peninsula Community Plan, the Airport Approach Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Coastal Zone (Non-Appealable Area 1, High Coastal Resource Sensitivity). Mitigated Negative Declaration No. 86028. Report No. HO-06-201

RECOMMENDATION:

Approve

ITEM -6: - **MORTON RESIDENCE – PROJECT NO. 81736**

City Council District: 2; Plan Area: Peninsula

STAFF: - Cory Wilkinson

Variance to allow over-height retaining walls within the setback associated with the construction of a 3,532 square foot single family residence at **3142 Sterne Street** on a 5,000 square foot vacant lot in the RS-1-7 Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone, Coastal Height Limit Overlay Zone, in the Peninsula Community Plan, Council District 2. Exempt from Environmental. Report No. HO-06-206

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 20, 2006 -

ITEM -7: - **QUINTERO RESIDENCE MOVE – PROJECT NO. 73169**
City Council District: 4; Plan Area: Southeastern

STAFF: - Kathy Henderson

Site Development Permit to maintain a move-on residence totaling 1,123 sq ft on a lot with an existing duplex at **4322 K Street** in the MF-3000 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. Exempt from Environmental. Report No. HO-06-233

RECOMMENDATION

Approve

ITEM -8: - **714 ASHBURY COURT MAP WAIVER – PROJECT NO. 99885**
City Council District: 2; Plan Area: Mission Beach Precise Plan and Planned District

STAFF: - Robert Korch

Map Waiver, Waiver of Undergrounding and a Neighborhood Development Permit to create 2 residential condominium units (under construction) on a 0.06 acre site at **714 Asbury Court** in the R-S Zone of Mission Beach Planned District and Precise Plan area, Coastal Overlay Zone (State Coastal Jurisdiction), Coastal Height Limit, and the Airport Environs Overlay. Exempt from Environmental. Report No. HO-06-224

RECOMMENDATION

Approve

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ITEM -9: - **ISRANI REMODEL – PROJECT NO. 94198**
City Council District: 1; Plan Area: La Jolla

STAFF: - Robert Korch

Variance to allow over-height retaining walls within the setback associated with the construction of a 3,532 square foot single family residence at **3142 Sterne Street** on a 5,000 square foot vacant lot in the RS-1-7 Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone, Coastal Height Limit Overlay Zone, in the Peninsula Community Plan, Council District 2. Exempt from Environmental. Report No. H0 06-206

RECOMMENDATION

Approve

ITEM -10: - **DOUGLAS RESIDENCE– PROJECT NO. 27632**
City Council District: 1; Plan Area: La Jolla

STAFF: - Glenn Gargas

Coastal Development, Site Development Permit for Environmentally Sensitive Lands and Variance to demolish the existing residence and construct a, three-level, approximately 2,984 gross square foot single family residence on a 7,589 square foot property. The requested Variance is for a proposed driveway width (and associated curb cut) of 20 feet, where the maximum width allowed is 12 feet. The project site is located at **7420 Vista Del Mar**, in the RSl- 7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Planning Area.. Mitigated Negative Declaration No. 27632. Report No. HO-06-229

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 20, 2006 -

ITEM -11: - **METRO CAREER CENTER MAP WAIVER – PROJECT NO. 99860**
City Council District: 3; Plan Area: Mid-City Communities

STAFF: - Paul Godwin

Tentative Map Waiver to convert an existing commercial structure into seven (7) commercial condominiums on a 1.236-acre site located at **3910 University Avenue**, at the northeast corner of 39th Street and University Avenue, in the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from Environmental. Report No. HO 06-235

RECOMMENDATION

Approve

ITEM -12: - **4532 BOUNDARY MAP WAIVER – PROJECT NO. 103282**
City Council District: 3; Plan Area: Greater North Park

STAFF: - Paul Godwin

Tentative Map Waiver to convert four (4) residential units which are currently under construction into for-sale condominiums and a waiver of the requirement to underground the existing overhead utilities on a 0.17-acre site located at **4532 Boundary Street**, between Madison Avenue and Monroe Avenue, in the Greater North Park Community Plan area. Exempt from Environmental. Report No. HO-06-231

RECOMMENDATION

Approve

ITEM -13: - **CLUB RIVER RUN EXTENSION OF TIME – PROJECT NO. 105979**
City Council District: 6; Plan Area: Mission Valley

STAFF: - Anne Jarque

Site Development Permit for Extension of Time to Site Development Permit No. 7777 approved on August 6, 2003 and allowed the replacement of three tennis courts with a 10,712-square-foot, 2-story, 16-unit residential building on portions of an 8.79 acre portion of a 27.435-acre, 368-unit multi-family rental development site. The property is located at **10015 Rio San Diego Drive** in the MVR-3 and MV-CR zones of the Mission Valley Planned District, within the Mission Valley Community Plan Area. Exempt from Environmental. Report No. HO-06-232

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 20, 2006

ITEM -14: - **GRACE CHURCH – PROJECT NO. 96089**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: - Laura Black

Conditional Use Permit to allow a 18,800 square foot church within an existing 23,193 square foot building on a 7.17 acre site located at **10966 Via Frontera** in the IP-2-1 Zone within the Rancho Bernardo Community Plan Area. Negative Declaration No. 96089. Report No. HO-06-234

RECOMMENDATION

Approve