

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
SEPTEMBER 27, 2006 -  
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 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> 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: GARY GEILER

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 September 20, 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.

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ITEM-5: - **2919 E STREET – PROJECT NO. 83955**  
City Council District: 8; Plan Area: Greater Golden Hill

**STAFF: - Jeff Peterson**

Map Waiver (Process 3) to waive the requirement for a Tentative Map to convert six (6) existing residential units to condominiums that are currently under construction (Building Permit No. 20134 and 20156 issued on November 8, 2004) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.24-acre site is located at **2919 and 2921 E Street** in the GH-1000 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Planning Area, and Council District 8.  
Exempt from environmental. Report No. HO-06-236

**RECOMMENDATION:**

Approve

ITEM -6: - **\*GALICOT RESIDENCE – PROJECT NO. 69947**  
City Council District: 1; Plan Area: La Jolla Community Plan/La Jolla Shores Planned District

**STAFF: - Robert Korch**

Coastal Development Permit and a site Development Permit to demolish an existing single-family residence and construct a new 2-story, 8,250 square-foot residence with a 3,663 square-foot basement, 750 square-foot detached garage, pool cabana and swimming pool on a 0.45 acre site located at **8320 Calle Del Cielo** in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and the Coastal Height Limit. Mitigated Negative Declaration No. 69937.  
Report No. HO-06-222

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 27, 2006 -

ITEM -7: - **1923 CHALCEDONY MAP WAIVER – PROJECT NO. 87664**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: - G. Gargas**

Map Waiver to waive the requirements for a Tentative Map in order to convert 2 existing residential dwelling units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.143 acre property. The project site is located at **1923 Chalcedony Street**, in the RM-1-1 Zone, Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. Exempt from Environmental. Report No. HO-06-237

**RECOMMENDATION**

Approve

ITEM -8: - **2780 CARDINAL ROAD MAP WAIVER – PROJECT NO. 92114**  
City Council District: 6; Plan Area: Serra Mesa

**STAFF: - John Cruz**

Map Waiver to waive the requirements of a Tentative Map to create 2 commercial condominium units in an existing commercial building and a request to waive the requirement to underground existing overhead utilities on a 0.309 acre site at **2780 Cardinal Road** in the CO-1-2 Zone within the Serra Mesa Community Plan. Exempt from Environmental. Report No. HO-06-216

**RECOMMENDATION**

Approve

ITEM -9: - **6151 PROGRESSIVE MAP WAIVER– PROJECT NO. 96777**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF: - Sandra Teasley**

Map Waiver application to waive the requirements of a Tentative Map to create 36 commercial condominium units on a 6.552-acre site, which are currently under construction. The property is located at **6151 Progressive Avenue** in the Industrial Subdistrict of Otay Mesa Development District. Exempt from Environmental. Report No. HO-06-227

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 27, 2006

ITEM -10: - **BENAVIDES RESIDENCE– PROJECT NO. 75723**  
City Council District: 8; Plan Area: Southeastern

**STAFF: - Bill Tripp**

Site Development Permit to allow development on a parcel containing Environmentally Sensitive Lands (Flood Fringe), and a Neighborhood Development Permit to construct an addition to an existing residential unit on a previously conforming property (unit density), on a 8,807 square-foot site located at **3265 Logan Avenue** in the MF-3000 Zone, of Southeastern San Diego Planned District, within the Southeastern San Diego Community Plan Area. Exempt from environmental. Report No. HO-06-239

**RECOMMENDATION**

Approve

ITEM -11: - **SOUTH MISSION BEACH LIFEGUARD STATION**  
**PROJECT NO. 5944**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: - Morris Dye**

Site Development Permit to construct a replacement 3,125 square-foot, lifeguard station with a thirty-foot, three-story observation tower, first aid room, a reception area, ground level enclosed parking/storage for safety vehicles and equipment, and public restrooms located at the south end of South Mission Beach and just north of the North Jetty, in the Mission Beach Community Planning Area. Negative Declaration No. 65944. Report No. HO-06-242

**RECOMMENDATION**

Approve

ITEM -12: - **REED AVENUE – PROJECT NO. 40177**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: - Cherlyn Cac**

Map Waiver to convert three existing residential units to condominiums on a 0.14 acre site and waive the requirement to underground existing overhead utilities. The property is located at **852 Reed Avenue** in the RM-1-1 Zone within the Pacific Beach Community Plan area. Exempt from Environmental. Report No. HO-06-226

**RECOMMENDATION**

HEARING OFFICER DOCKET OF SEPTEMBER 27, 2006  
Approve