

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 5, 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: 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     **1086 HAYES MAP WAIVER - PROJECT NO. 77629**  
City Council District: 3; Plan Area: Uptown

**STAFF:       John Cruz**

Map Waiver to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.120 acre site at **1086 Hayes Avenue** in the MR-3000 Zone of Mid City Communities. Exempt from Environmental. Report No.HO-06-074

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF APRIL 5, 2006

ITEM-5: **714 ENSENADA COURT MAP WAIVER – PROJECT NO. 84983**  
City Council District: 2; Plan Area: Mission Beach Planned District and Precise Plan

**STAFF: Robert Korch**

Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert two existing residential dwelling units to condominium ownership on a 0.111 acre site located at **714 Ensenada Court** in the R-S zone, Coastal Overlay Zone (appealable area), Coastal Height Limit and within the boundaries of the Mission beach Planned District and Precise Plan area. Exempt from Environmental. Report No. HO-06-076

**RECOMMENDATION:**

Approve

ITEM-6: **3333 OCEAN FRONT WALK MAP WAIVER – PROJECT NO 88282**  
City Council District: 2 Plan Area: Mission Beach Precise Plan and Planned District

**STAFF: Robert Korch**

Map Waiver and a Waiver of Undergrounding to create four residential condo units from daily/weekly rentals units and waive the requirements to underground existing overhead utilities on a 0.063 acre site at 3333 Ocean Front Walk in the R-S Zone of the Mission Beach Planned District and Precise Plan area, Parking Impact Overlay, Coastal Height Limit, Residential Tandem Parking, and Coastal Overlay Zone (State jurisdiction). Exempt from Environmental. Report No. HO-06-091

**RECOMMENDATION:**

Approve with conditions

HEARING OFFICER DOCKET OF APRIL 5, 2006

ITEM-7: **3275 OCEAN FRONT WALK MAP WAIVER – PROJECT NO 85567**  
City Council District:3 Plan Area: Mission Beach Precise Plan and  
Planned District

**STAFF: Robert Korch**

Map Waiver and a Waiver of Undergrounding to create ten residential condo units from daily/weekly rentals units and waive the requirements to underground existing overhead utilities on a 0.099 acre site at **3275 Ocean Front Walk** in the R-S Zone of the Mission Beach Planned District and Precise Plan area, Parking Impact Overlay, Coastal Height Limit, Residential Tandem Parking, Transit area Overlay, and Coastal Overlay Zone (State jurisdiction).  
Exempt from Environmental. Report No. HO-06-092

**RECOMMENDATION:**

Approve

ITEM-8: **JUNIOR ACHIEVEMENT CUP AMENDMENT – PROJECT NO 83600**  
City Council District: 7 Plan Area: Navajo

**STAFF: Anne B Jarque**

Amendment to Conditional Use Permit No. 18421 (Process 3) to change the existing use from church to educational facility (grades Kindergarten through Grade 12) on a 3.4 acre site located at **4756 Mission Gorge Road** within the RS-1-7 zone and Navajo Community Planning area. Exempt from Environmental.  
Report No. HO-06-094

**RECOMMENDATION:**

Approve CUP

ITEM-9: **STARTBUCKS SIGN #10124 – PROJECT NO 93729**  
City Council District: 8 Plan Area: Golden Hill

**STAFF: William Zounes**

Application to install a business identification wall sign 2-feet above the maximum 12-foot sign height limit for an existing commercial building located at **1206 28th Street** in the GH-CN Zone of Golden Hill Planned District.  
Exempt from Environmental. Report No. HO-06-095