

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 4, 2007
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: 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 February 21, 2007:*

FERRING PHARMACEUTICALS- PROJECT NO. 109780
City Council District: 1; Plan Area: Torrey Pines

Staff: John Fisher

Coastal Development Permit, Site Development Permit and Multiple Habitat Planning Area Boundary Line Adjustment to renovate existing biomedical laboratory and research building, add a second floor of 12,500 square feet for chemistry and office areas to an existing single story building, add site landscaping, freestanding site walls, fences, signs, minor improvements in the public right-of-way at **4245 Sorrento Valley Boulevard** in the IL-3-1 zone of the Torrey Pines Community Plan area. Mitigated Negative Declaration.
Report No.HO-07-029

DEPARTMENT RECOMMENDATION:
Approval

HEARING OFFICER DOCKET OF APRIL 4, 2007 -

ITEM – 5: - **824 SAPPHIRE STREET MAP WAIVER– PROJECT NO. 117186**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert 4 existing residential units to condominiums on a 0.137 acre site at **824 Sapphire Street** in the RM-1-1 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (non-appealable area), Coastal Height Limit, Parking Impact Overlay, and the Transit Area Overlay. Exempt from environmental. Report No. HO-07-019

RECOMMENDATION

Approval

ITEM -6: - **4017 GRESHAM MAP WAIVER – PROJECT NO. 115453**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to create 4 residential condominium units (under construction) on a 0.13 acre site at **4017 Gresham Street** in the RM-2-5 Zone within the Pacific Beach Community Plan area, Coastal Overlay Zone (non-appealable area), Coastal Height Limit. Parking Impact Overlay, and the Residential Tandem Parking Overlay. Exempt from environmental. Report No. HO -07-058

RECOMMENDATION

Approval

ITEM -7: - **STONE RESIDENCE– PROJECT NO. 59512**
City Council District: 2; Plan Area: La Jolla

STAFF: Jeannette Temple

Site Development Permit and Neighborhood Use Permit to construct an approximately 16,768 sq ft single family residence including an attached garage, detached guest house, and tennis cabana and court at **6089 La Jolla Scenic Drive South** in the RS-1-1 zone and the Coastal Height Limit Overlay zone of the La Jolla Community Plan area between La Jolla Rancho Road and Rutgers Road. Mitigated Negative Declaration No. 59512. Report No. HO-07-045

RECOMMENDATION

Approval

HEARING OFFICER DOCKET OF APRIL 4, 2007 -

ITEM -8: - **1 LAMONT STREET – PROJECT NO. 105449**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Bill Tripp

Coastal Development Permit, Map Waiver and Waiver of Undergrounding to demolish existing structures and construct three residential condominiums on a 5,958 sq ft site located at **3953 Lamont Street** in the RM-2-5 Zone within the Pacific Beach Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit Overlay within the Pacific Beach Community Plan. Exempt from environmental. Report No. HO-07-046

RECOMMENDATION

Approval

ITEM -9: - **AMIR RESIDENCE– PROJECT NO. 102539**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit and Site Development Permit (due to the location being within the La Jolla Planned District) to demolish an existing two-story, 1,666 square foot single family residence and construct a two-story over basement, 7,684 square foot single family residence on a 14,367 square foot site at **7645 Hillside Drive** in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable) and Coastal Height Limit Overlay Zone, in the La Jolla Community Plan. Mitigated Negative Declaration No. 102539. Report No. HO-07-059

RECOMMENDATION

Approval

ITEM -10: - **VERUS STREET– PROJECT NO. 90455**
City Council District: 8; Plan Area: Otay Mesa Nestor

STAFF: Karen Lynch-Ashcraft

Wireless communication facility consisting of an existing 90 foot high monopole and a 200 square foot equipment shelter, originally approved by CUP/CDP No. 94-0471, which expired on July 27, 2005. The facility is located at **2222 Verus Street**. Exempt from environmental. Report No. HO-07-047

RECOMMENDATION

Deny

HEARING OFFICER DOCKET OF APRIL 4, 2007 -

ITEM -11: - **YOLANDA AVE. – PROJECT NO. 90475**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Karen Lynch-Ashcraft

Wireless communication facility consisting of an existing 200 square foot equipment shelter with panel antennas above the roof top, originally approved by CUP No. 94-0527, which expired on July 27, 2005. The facility is located at **9606 Yolanda Avenue**. Exempt from environmental. Report No. HO-07-047

RECOMMENDATION

Deny

ITEM -12: - **FEDERAL BOULEVARD– PROJECT NO. 91175**
City Council District: 4; Plan Area: City Heights

STAFF: Karen Lynch-Ashcraft

wireless communication facility consisting of an existing 100 foot high monopole and a 390 square foot equipment shelter, originally approved by CUP No. 94-0627, which expired on February 2, 2005. The facility is located at **4586 Federal Boulevard**. Exempt from environmental. Report No. HO-07-047

RECOMMENDATION

Deny

ITEM -13: - **KEARNY VILLA– PROJECT NO. 90486**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Karen Lynch-Ashcraft

wireless communication facility consisting of an existing 120 foot high monopole and a 200 square foot equipment shelter, originally approved by CUP No. 94-0479, which expired on January 26, 2005. The facility is located at **5571 Kearny Villa Road**. Exempt from environmental. Report No. HO-07-047

RECOMMENDATION

Deny

HEARING OFFICER DOCKET OF APRIL 4, 2007

ITEM -14: - **MINI STORAGE – PROJECT NO. 107501**
City Council District: 7; Plan Area: City Heights

STAFF: Karen Lynch-Ashcraft

Wireless communication facility consisting of an existing 60 foot high monopole and a 150 square foot equipment shelter, originally approved by CUP94-0330-12, which expired on February 1, 2006. The facility is located at **1529 38th Street**. Exempt from environmental. Report No. HO -07-047

RECOMMENDATION

Deny