

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 18, 2007  
COMMITTEE ROOM, 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: KEN TEASLEY**

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 April 4, 2007:*

**AMIR RESIDENCE– PROJECT NO. 102539**

City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Gutierrez**

**HEARING OFFICER: Gary Geiler**

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

HEARING OFFICER DOCKET OF APRIL 18, 2007 -

ITEM – 5: - **358 BAYSIDE WALK – PROJECT NO. 120965**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Coastal Development Permit to demolish an existing single family residence and construct three residential units in one building at **3528 Bayside Walk** in the Mission Beach Planned District Residential (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), First Public Roadway, Coastal Height Limit Overlay Zone, Parking Impact and Transit Overlay Zone, within the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-07-076

**RECOMMENDATION**  
Approval

ITEM -6: - **\*CORDERO RESIDENCE- PROJECT NO. 5832**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF: Morris Dye**

Neighborhood Development Permit, for an existing 371 square-foot addition to a previously conforming structure and Variance to reduce the rear yard setback and dwelling separation on a 7,000 square-foot site at **2038 Julian Avenue** in the MF-2500 Zone of the Southeastern San Diego Planned District. Negative Declaration No. 5832. Report No. HO-07-057

**RECOMMENDATION**  
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ITEM -7: - **CABRILLO MEDICAL MAP WAIVER– PROJECT NO. 110493**  
City Council District: 6; Plan Area: Serra Mesa

**STAFF: Jeffrey Robles**

Map Waiver to waive the requirements for a Tentative Map to create thirty-two (32) commercial condominium units, currently under construction, and a request to waive the requirement to underground existing overhead utilities. The site contains one (1) three story building at **7695 Cardinal Court** in the CO-1-2 Zone of the Serra Mesa Community Plan area. Exempt from environmental. Report No. HO-07-055

**RECOMMENDATION**

Approval

ITEM -8: - **SPANNINGA RESIDENCE– PROJECT NO. 93542**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Cory Wilkinson**

Coastal Development Permit to construct a new 3,072 square foot, three bedroom, two ½ bath, two-story residence over a three-car basement garage on a vacant 3,214 square foot (0.07 acre) lot at **821 Rosecrans Street** (as accessed from a private access easement from San Antonio Place) in the RS -1-7 Zone within the Peninsula Community Plan, Parking Impact Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway, and Council District 2. Negative Declaration No. 93542. Report No. HO-07-064

**RECOMMENDATION**

Approval

HEARING OFFICER DOCKET OF APRIL 18, 2007 -

ITEM -9: - **VILLA TERRACES MAP WAIVER – PROJECT NO. 119926**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Renee Mezo**

Tentative Map to create four (4) residential condominium units (under construction) including a request to waive the requirement to underground existing overhead utilities on a 0.14-acre site. The property is located at **3730 Villa Terrace** in the MR-1750 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan. Exempt from environmental. Report No. HO-07-062

**RECOMMENDATION**

Approval

ITEM -10: - **LDS PARKING LOT EXPANSION– PROJECT NO. 64799**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Peter Lynch**

Amend Conditional Use Permit No. C-21199 to allow a parking lot for the Church of Jesus Christ of Latter-Day Saints at **3705 Tennyson Street**, in the RSI-7 Zone, Coastal Height Limitation Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, in the Peninsula Community Plan. Exempt from environmental. Report No. HO-07-070

**RECOMMENDATION**

Approval

ITEM -11: - **SAND PEBBLES MAP WAIVER – PROJECT NO. 105190**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Paul Godwin**

Tentative Map Waiver to convert (4) four existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.10-acre site. The property is located at **3225 Ocean Front Walk**, in the RS Zone of the Mission Beach Planned District within the Mission Beach Community Plan area. The project site is also located within the Coastal Zone (state jurisdiction). Exempt from environmental. Report No. HO-07-071

**RECOMMENDATION**

Approval

HEARING OFFICER DOCKET OF APRIL 18, 2007

ITEM -12: - **FUSINA RESIDENCE– PROJECT NO. 93681**  
City Council District: 1; Plan Area: Torrey Hills

**STAFF: John Fisher**

Single family residence to construct a 6,691 square foot residence, site improvements, landscaping, retaining walls, and minor improvements in the public right-of-way at **3753 Arroyo Sorrento Road** in the AR-1-2 Zone within the Torrey Hills Community Plan. Exempt from environmental. Report No. HO-07-084

**RECOMMENDATION**  
Approval

ITEM -13: - **\*FIRST AVENUE BRIDGE– PROJECT NO. 100484**  
City Council District: 3; Plan Area: Uptown

**STAFF: Vena Lewis**

Site Development Permit to allow the First Avenue Bridge over Maple Canyon (a historic steel arch bridge constructed in 1931), to be repainted and retrofitted to the “No Collapse” criteria used for an “Ordinary Standard Bridge” as specified in Section 1.1 of the Caltrans Seismic Design Criteria. Rehabilitation measures will be performed in conjunction with the seismic retrofit. The proposed project includes partial relocation of 8-inch sewer main and 8-inch water main within the roadway at the intersection of Palm Street and First Avenue. In addition, San Diego Gas & Electric will relocate their electrical conduits within the bridge structure and the roadway approaches in First Avenue. The project site is located on **First Avenue north** of the downtown area, between Palm Street to the north and Nutmeg Street to the south within the Uptown Community Plan area. Mitigated Negative Declaration No. 100484. Report No. HO-07-087

**RECOMMENDATION**  
Approval