

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
APRIL 25, 2007 -  
COUNCIL 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 Services Building, 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 619-321-3208 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: - **3119 CARLTON MAP WAIVER- PROJECT NO. 115552**  
City Council District: 2 Plan Area: Peninsula

**STAFF: - Laila Iskandar**

Map Waiver application to waive the requirements of a Tentative Map to create four (4) residential condominiums (currently under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.115 acre site. The property is located at **3119 Carleton Street** in the RM-3-7 Zone, Airport Approach Overlay Zone, and Coastal Height Limit Overlay Zone within the Peninsula Community Plan and Local Coastal Program Area and Council District 2. Exempt from environmental. Report No. HO-06-068

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 25, 2007 -

ITEM-5: - **\*EHSAN RESIDENCE- PROJECT NO.82566**  
City Council District: 3 Plan Area: La Jolla

**STAFF: - Edith Gutierrez**

Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands (Biology) to construct a 6,828 square foot, two-story over a basement, single family residence on a vacant 38,831 square foot property. The site is located at **5710 La Jolla Mesa** in the RS-1-5 Zone, within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and the Parking Impact Overlay Zone. Mitigated Negative Declaration No. 82566. Report No. HO 06-078

**RECOMMENDATION:**

Approve

ITEM-6: - **615 GRAVILLA MAP WAIVER - PROJECT NO. 125874**  
City Council District: 3 Plan Area: La Jolla

**STAFF: - Edith Gutierrez**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert two existing, detached, residential units to condominiums on a 6,000 square foot property. The site is located at **615 617 Gravilla Place** in the RM-1-1 Zone in the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit and, Parking Impact Overlay Zone. Exempt from environmental. Report No. HO -06-079

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 25, 2007 -

ITEM-7: - **3802 HERBERT MAP WAIVER- PROJECT NO. 120231**

City Council District: 3 Plan Area: Uptown

**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 0.11 acre site. The property is located at **3802 Herbert Street** in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. Exempt From environmental. Report No. HO-06-080

**RECOMMENDATION:**

Approve

ITEM-8: - **3760 HERBERT MAP WAIVER- PROJECT NO. 120234**

City Council District: 3 Plan Area: Uptown

**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 0.11 acre site. The property is located at **3760 Herbert Street** in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. Exempt From environmental. Report No. HO-06-081

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 25, 2007 -

ITEM-9: - **3926 IOWA STREET MAP WAIVER -PROJECT NO. 108859**  
City Council District: 3 Plan Area: Greater North Park

**STAFF: - Renee Mezo**

Tentative Map to create (15) fifteen residential condominiums (under construction) including a request to waive the requirement to underground existing overhead utilities on a 0.32-acre site. The property is located at **3926 Iowa Street** in the CN-1 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. HO-06-088

**RECOMMENDATION:**

Approve

ITEM-10: - **227 W. BROOKES MAP WAIVER - PROJECT NO. 112956**  
City Council District: 3 Plan Area: Uptown

**STAFF: - Renee Mezo**

Tentative Map to convert (2) two existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.17-acre site. The property is located at **227 W. Brookes Avenue** in the RS-1-7 Zone, within the Uptown Community Plan Area. Exempt from environmental. Report No. HO-06-061

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 25, 2007 -

ITEM-11: - **4876 MANSFIELD MAP WAIVER - PROJECT NO. 86855**

City Council District: 3 Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan area

**STAFF: - Renee Mezo**

Tentative Map to convert (2) two existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.14-acre site. The property is located at **4876 Mansfield Street** in the RS-1-7 Zone, within the Normal Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. HO-06-063

**RECOMMENDATION:**

Approve

ITEM-12: - **477 WESTBOURNE MAP WAIVER - PROJECT NO. 114332**

City Council District: 1 Plan Area: La Jolla

**STAFF: - Edith Gutierrez**

Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert 4 existing residential units to condominiums on a 0.155 acre site at **447 Westbourne Street** in the RM-1-1 zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), Coastal Height Limit, Parking Impact Overlay, Residential Tandem Parking Overlay, and the Transit Area Overlay. Exempt from environmental. Report No. HO-06-086

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF APRIL 25, 2007

ITEM-13: - **\*SORRENTO VALLEY SCIENCE PARK - PROJECT NO. 86053**

City Council District: 5 Plan Area: Mira Mesa

**STAFF: - Laura Black**

Planned Development Permit for the construction of two buildings totaling 300,000 square feet to be constructed in two phases, providing 150,000 square feet for office use and 150,000 square feet for Research and Development (R&D) use. The two buildings are proposed to be one, five (5) story, 139,000 square foot building and one, eight (8) story, 161,000 square foot building, with a total of 1,020 on-site parking spaces. The 4.13 acre site is located at 5530 Morehouse Drive in the IL-3-1 and Airport Environs Overlay Zone of the Mira Mesa Community Plan. Mitigated Negative Declaration No. 86053.  
Report No. HO-06-089

**RECOMMENDATION:**

Approve

ITEM-14: - **PHELPS COMPANION UNIT - PROJECT NO. 11862**

City Council District: 3 Plan Area: Uptown

**STAFF: - Derrick Johnson**

Conditional Use Permit to maintain an existing 610-square foot Companion Unit. The existing Companion Unit is located within a single-family residence and is designated as Historical resource. The 0.17-acre site is located at 3415 Albatross Street in the RS-1-7 Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Uptown Community Plan. No new construction is proposed with this project. Exempt from environmental.  
Report No. HO-06-092

**RECOMMENDATION:**

Approve