

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
MAY 23, 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: 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 April 25, 2007:*

**\*SORRENTO VALLEY SCIENCE PARK - PROJECT NO. 86053**  
City Council District: 5 Plan Area: Mira Mesa

**HEARING OFFICER: Tracy Elliot-Yawn**  
**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

HEARING OFFICER DOCKET OF MAY 23, 2007 -

ITEM-5: - *Continued from April 25, 2007:*

**\*BUSY BEE RESTAURANT MIXED USE- PROJECT NO. 58059**

City Council District: 3 Plan Area: La Jolla/ La Jolla Planned District

**STAFF: - Rober Korch**

Coastal Development and a Site Development Permit to construct a 756 square-foot addition to an existing restaurant and construct 5 residential, for rent units on a 12,871 square-foot site located at **6861 La Jolla Boulevard** in Zone 4 of the La Jolla Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Mitigated Negative Declaration No. 58059. Report No. HO-06-069

**RECOMMENDATION:**

Approve

ITEM-6: - **GREATER LIFE COMMUNITY BAPTIST CHURCH  
PROJECT NO. 68216**

City Council District: 4 Plan Area: Encanto Neighborhoods Community Plan

**STAFF: - Jeff Robles**

Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow for demolition of seven buildings, and construction of a 13,020 square-foot multi-purpose building for an existing church on a 1.17-acre site located at **5486 Roswell Street**. Negative Declaration No. 68216. Report No. HO-06-091

**RECOMMENDATION:**

Approve

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ITEM-7: - **LEVI RESIDENCE - PROJECT NO.102423**

City Council District: 3 Plan Area: La Jolla

**STAFF: - Glenn Gargas**

Coastal Development Permit to construct an approximate 4,469 square-foot addition/remodel to an existing single family residence, which is approximately 4,393 gross square feet of floor area, resulting in a new total of 8,862 square-foot single family residence with an attached three-car garage on a 46,030 square-foot property. The project site is located at **9565 La Jolla Farms Road**, in the RS-1-2 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Planning Area. Mitigated Negative Declaration No. 102423 Report No. HO-06-101

**RECOMMENDATION:**

Approve

ITEM-8: - **HARTWELL RESIDENCE- PROJECT NO. 107139**

City Council District: 3 Plan Area: La Jolla

**STAFF: - Edith Gutierrez**

Coastal Development Permit to demolish an existing residence and construct a 3,836 square foot, three-story, over a two car basement garage on a 6,614 square foot property. The site is located at **7024 Vista Del Mar Avenue** in the RS-1-7 Zone in the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal HeightLimit and Beach Parking Impact Overlay Zone. Negative Declaration No.107139. Report No. HO-06-109

**RECOMMENDATION:**

Approve

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ITEM-9: - **ISENSCHMID RESDIENCE -PROJECT NO. 95748**  
City Council District: 3 Plan Area: Greater North Park Community Plan

**STAFF: - Derrick Johnson**

Variance to allow the construction of a 56'-10" long retaining wall with a maximum height of 13'-0", where a maximum of six feet would be allowed in the side yard setback. The project site is currently developed with a single-family residence and attached garage. No new construction is proposed to the existing residence. The 0.28-acre site is located at **2827 Bowditch Place** in the RSI- 1 Zone and the RS-1-7 Zone, within the Greater North Park Community Plan. Exempt from environmental. Report No. HO-06-094

**RECOMMENDATION:**

Approve

ITEM-10: - **750 ISLAND MAP WAIVER - PROJECT NO. 120429**  
City Council District: 2 Plan Area: Mission Beach

**STAFF: - Jeannette Temple**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to create two (2) residential condominiums (under construction) on a 0.05 acre site at **750 Island Court** in the R-S Zone, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, of the Mission Beach Planned District within the Mission Beach Precise Planning area. Exempt from environmental. Report No. HO-06-110

**RECOMMENDATION:**

Approve