

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JANUNARY 16, 2008  
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 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ITEM-2: **REQUESTS FOR CONTINUANCES AND OR WITHDRAWN**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **This item is being withdrawn from the docket.**

*Continued from December 19, 2007:*

**\*PESCADERO HOUSE - PROJECT NO. 86511**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Patrick Hooper**

Coastal Development Permit to demolish existing multi family dwelling units to construct 2 new units in a two-story, 5,203 square-foot f building with two attached on-grade 2-car garages and one open parking space (5 spaces total) on a 0.17-acre site located at **1466 Pescadero Avenue** in the RM-2-4 Zone, within the Ocean Beach Community Plan.. Mitigated Negative Declaration No. 86511.  
Report No. HO-07-215

**RECOMMENDATION:**  
Approve

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ITEM-5: **KNOKE RESIDENCE - PROJECT NO. 113560**

City Council District: 1; Plan Area: La Jolla

**STAFF: Helene Deisher**

Variance and Site Development Permit to enclose a first floor deck (approximately fifty square feet) for habitable space to a designated historic single family residence observing a five foot setback where fifteen feet is required on a 4,176 square foot site at **7857 Eads Avenue** between Coast Boulevard and Prospect Street. Exempt from environmental. Report No. HO-08-009

**RECOMMENDATION:**

Approve

ITEM-6: **OCEAN FRONT MAP WAIVER - PROJECT NO. 131516**

City Council District: 2; Plan Area: Mission beach

**STAFF: Linda French**

Map Waiver (Process 3) application to waive the requirements of a Tentative Map to create 3 residential condo units (under construction) and waiver for undergrounding overhead utilities on a 0.101-acre site. The property is located at **3695 Ocean Front Walk** in the NC-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal Height Limit, Coastal (State), Parking Impact, Residential Tandem Parking, and Transit Area Zones. Exempt from Environmental. Report No. HO-08-010

**RECOMMENDATION:**

Approve

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ITEM-7:        **\*ALBANEZ RESIDENCE- PROJECT NO. 103835**

City Council District: 1; Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Tentative Map Waiver to allow the conversion of three (3) existing residential rental units to condominiums and a waiver of the requirement to underground the existing overhead utilities on a 0.12-acre site located at **4524 39<sup>th</sup> Street**, in the RM-1-1 Zone of the Central Urbanized Planned District, within the Normal Heights neighborhood of the Mid-City Communities Plan area. . Negative Declaration No. 103835. Report No. HO-08-014

**RECOMMENDATION:**

Approve

ITEM-8:        **RORBACH DUPLEX - PROJECT NO. 131346**

City Council District: 2; Plan Area: Mission Beach

**STAFF:        Morris Dye**

Coastal Development Permit to demolish existing residence and construct two residential for- rent units on a 0.055-acre site located at **726 Ensenada Court** in the R-S Zone of the Mission Beach Planned District within the Mission Beach Community Plan Area, and within the Coastal Overlay (appealable), Coastal Height Limit, Airport Influence Area, Parking Impact, and Residential Tandem Parking Overlays. Exempt from environmental. Report No. HO-08-016

**RECOMMENDATION:**

Approve

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ITEM-9:        **\*SUDBERRY RESIDENCE - PROJECT NO. 115239**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Edith Gutierrez**

Coastal Development and Site Development Permit to demolish an existing one-story residence and construct a two-story over basement, 9,208 square foot single family residence with guest quarters on a 21,071 square foot lot located. The site is located at **8053 Calle Del Cielo** in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable) and Coastal Height Limit.. Mitigated Negative Declaration No. 115239. Report No. HO-08-018

**RECOMMENDATION:**

Approve

ITEM-10:        *This item is being withdrawn*

**3786 STRANDWAY MAP WAIVER -PROJECT NO. 131514**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:        Linda French**

Map Waiver application to waive the requirements of a Tentative Map and undergrounding overhead utilities to create 2 residential condo units (under construction) on a 0.061-acre site. The property is located at **3786 Strandway** in the MBPD-NC-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, Parking Impact, Coastal Height Limit, Residential Tandem Parking, Coastal (State) Zones. Exempt from environmental. Report No. HO-08-019

**RECOMMENDATION:**

Approve

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ITEM-11: **VENTURE COMMERE TORREY PINES - PROJECT NO. 134711**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Kathy Henderson**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and Parcel Map to create 17 commercial condominium units within two existing buildings on a 3.23 acre site at **11189 and 11199 Sorrento Valley Road**. Exempt from environmental.  
Report No. HO-08-020

**RECOMMENDATION:**

Approve