

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 9, 2008  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
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 OFFICER 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 OR WITHDRAWALS**

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

ITEM-4: **SAPPHIRE TOWERS - PROJECT NO. 112995**  
City Council District: 2; Plan Area: Centre City

**STAFF: Peter Lynch**

Map Waiver to create 97 residential condominium units and five (5) commercial condominium units in a development presently under construction at 1262 Kettner Boulevard on the south side of Kettner Boulevard, between A Street and B Street, in the Core District and Little Italy neighborhood of the Centre City Planned District. Exempt from Environmental. Report No. HO-08-056.

**RECOMMENDATION:**

Approve

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ITEM-5: **II PALAZZO COMMERCIAL CONDOS - PROJECT NO. 140717**  
City Council District: 2; Plan Area: Centre City

**STAFF: Peter Lynch**

Map Waiver to allow the subdivision of two existing commercial condominiums into six commercial condominiums at 1970 Columbia Street, 2040 Columbia Street and 2015 India Street, in the Little Italy neighborhood of the Centre City Planned District. Exempt from Environmental. Report No. HO-08-057.

**RECOMMENDATION:**

Approve

ITEM-6: **ZELLER RESIDENCE - PROJECT NO. 106422**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF: Patricia Grabski**

Site Development Permit to demolish an existing single-family residence and construct a two-story, approximately 2,853 square-foot single-family residence on a .43-acre site. The property is located at 3419 Shawnee Road in the RS-1-7 Zone within the Clairemont Mesa Community Planning Area. Exempt from Environmental. Report No. HO-08-061.

**RECOMMENDATION:**

Approve

ITEM-7: **\*MISSION TRAILS PIPELINE 3 – PROJECT NO. 135311**  
City Council District: 7; Plan Area: Tierrasanta & Navajo

**STAFF: Vena Lewis**

Site Development Permit for the rehabilitation of the existing pre-stressed concrete cylinder pipe (PCCP), through the insertion of collapsed welded steel liner into 18,000 linear feet of PCCP and the installation of welded steel pipe, via 11 access portals into Pipeline 3. The project site is located in the eastern portion of the City of San Diego, beginning just south of State Route 52 on the eastern edge of the community of Tierrasanta and extending in a southeasterly direction through Mission Trails Regional Park and Mission Gorge, ending near the northeast side of Lake Murray in the community of San Carlos. Mitigated Negative Declaration. Report No. HO-08-062.

**RECOMMENDATION:**

Approve

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ITEM-8: **9910 VIA DAROCA MAP WAIVER – PROJECT NO. 136547**  
City Council District: 1; Plan Area: Rancho Penasquitos

**STAFF: Helene Deisher**

Application to waive the requirements for a tentative map to convert two (2) existing residential units into condominiums. The 0.173 acre site is in the RM-1-1 zone of the Rancho Penasquitos Plan Area and located at 9910-9916 Via Daroca. Exempt from Environmental. Report No. HO-08-066.

**RECOMMENDATION:**

Approve

ITEM-9: **551 ROSEMONT MAP WAIVER – PROJECT NO. 142107**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Gutierrez**

Coastal Development Permit and Map Waiver, including the request to waive the requirement to underground the existing overhead utilities, to create two residential condominiums (under construction). The project site is 0.143 acres and is located at 551 Rosemont Street in the RM-1-1 zone, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact and Residential Tandem Parking Overlay zones, within the La Jolla Community Plan. Exempt from Environmental. Report No. HO-08-068.

**RECOMMENDATION:**

Approve

ITEM-10: **3526 BAYSIDE WALK MAP WAIVER – PROJECT NO. 148405**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Linda D. French**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to create 3 residential condominium units on a 4,238 square foot site. The property is located at 3526 Bayside Walk in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, City Coastal (appealable), Coastal Height Limit, Parking Impact, Transit Area and Residential Tandem Parking Zones. Exempt from Environmental. Report No. HO-08-070.

**RECOMMENDATION:**

Approve

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ITEM-11: **1067 LAW STREET TENTATIVE MAP - PROJECT NO. 126676**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Linda D. French**

Coastal Development Permit No. 298005, a Coastal Development Permit, Tentative Map and under grounding overhead utilities waiver to create one condominium unit (under construction) and convert one existing residence to condominium on a 0.143 acre site. The property is located at 1067 Law Street in the RM-1-1 Zone within the Pacific Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, and Parking Impact. Exempt from Environmental. Report No. HO-08-071.

**RECOMMENDATION:**

Approve

ITEM-12: **\*WAT LAO BUDDHARAM – PROJECT NO. 5973**  
City Council District: 4; Plan Area: Southeastern San Diego

**STAFF: Morris Dye**

Conditional Use Permit and Site Development Permit to construct an 8,932 square-foot, one-story worship hall, modify two existing monk residences to comply with a required 15-foot rear yard setback, and various ancillary improvements at 726 44<sup>th</sup> Street, in the Encanto Neighborhood's area of Southeastern San Diego. Mitigated Negative Declaration No. 5973. Report No. HO-08-072.

**RECOMMENDATION:**

Approve