

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 16, 2008
COUNCIL CHAMBERS, 12TH 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 3rd floor of the Development Services Building, located at 1222 1st 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 OR WITHDRAWALS**

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

ITEM-4: *Continued from April 2, 2008*
RANCHO PACIFICA - PROJECT NO. 128416
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Kathy Henderson

Conditional Use Permit to allow for religious assembly in an existing 7,891 square foot warehouse located at 16130 West Bernardo Drive in the IL-2-1 Zone within the Rancho Bernardo Community Plan. Exempt from Environmental Report No. HO-08-040.

RECOMMENDATION:

Approve

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ITEM-5: **3955 GRESHAM MAP WAIVER - PROJECT NO. 140700**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit to amend Coastal Development Permit No. 21999 and Map Waiver application to waive the requirements of a Tentative Map and waiver of the undergrounding of overhead utilities to create four (4) residential condominium ownerships from four residential units that are currently under construction (Building Permit No. 238978 issued on May 31, 2007) on a 0.12 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 3955 Gresham Street in the RM-2-5 Zone within the Pacific Beach Community Plan, State Coastal Commission Permit Jurisdiction and Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-08-063

RECOMMENDATION:

Approve

ITEM-6: **3980 RIVIERA MAP WAIVER - PROJECT NO. 140703**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit to amend Coastal Development Permit No. 21754, and Map Waiver application to waive the requirements of a Tentative Map and waiver of the undergrounding of overhead utilities to create four (4) residential condominium ownerships from four residential units that are currently under construction (Building Permit No. 239014 issued on October 6, 2006) on a 0.127 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 3980 Riviera Drive in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Council District 2. Exempt from Environmental. Report No. HO-08-064.

RECOMMENDATION:

Approve

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ITEM-7: **5054 NARRAGANSETT MAP WAIVER – PROJECT NO. 113625**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Paul Godwin

Map Waiver and Coastal Development Permit to allow four existing residential units to be converted to condominiums, including a request to waive the requirement to underground the existing overhead utilities, on a 0.16-acre site located at 5054 Narragansett Avenue, in the RM-2-4 Zone, Coastal Overlay, Coastal Height Limit, Parking Impact, Residential Tandem Parking, Airport Approach and Airport Environs Overlay Zones, within the Ocean Beach Community Plan Area. Exempt from Environmental. Report No. HO-08-065.

RECOMMENDATION:

Approve

ITEM-8: **4585 HILLTOP MAP WAIVER - PROJECT NO. 109331**
City Council District: 4; Plan Area: Encanto

STAFF: Laura C. Black

Map Waiver to waive the requirement of a Tentative Map and waiver of undergrounding existing overhead utilities to convert 3 existing residential units to condominiums on a 0.23 acre site located at 4585 Hilltop Drive in the MF-3000 Zone of Southeastern San Diego Planned District within the Encanto Neighborhood Community Plan. Exempt from Environmental. Report No. HO-08-069.

RECOMMENDATION:

Approve

ITEM-9: **LA JOLLA CHILDREN'S POOL ROPE BARRIER - PROJECT NO. 119757**
City Council District: 1; Plan Area: La Jolla

STAFF: Morris Dye

Site Development Permit/Coastal Development Permit to erect a temporary rope barrier (including support posts and foundations), until May 30th, 2008, at the La Jolla Children's Pool, located west of Coast Boulevard, near Jenner Street in La Jolla, within the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction) and the La Jolla Community Planning Area. Exempt from Environmental. Report No. HO-08-073.

RECOMMENDATION:

Approve