

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 14, 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: 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: *Continued from April 2, 2008 & April 16, 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

HEARING OFFICER DOCKET OF MAY 14, 2008

ITEM-5: ***FREDERICKSON RESIDENCE - PROJECT NO. 137485**
City Council District: 2; Plan Area: Old Town

STAFF: Laila Iskandar

Site Development Permit to allow the remodel and addition of 1,092-square-feet to the first and second story of an existing 1,204-square-foot single family residence, on a 6,483-square-foot site. The property is located at 4134 Twiggs Street in the Single-Family Subarea of the Old Town San Diego Planned District Ordinance within the Old Town Community Plan area, Airport Approach Overlay Zone and FAA Part 77. Negative Declaration No. 137485. Report No. HO-08-080.

RECOMMENDATION:

Approve

ITEM-6: **PESCADERO RESIDENCES - PROJECT NO. 116332**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Laila Iskandar

Coastal Development Permit to demolish two (2) existing residences and a garage, and construct two (2) new detached Duplexes with garages on a 10,500-square-foot site. The property is located at 4829 Pescadero Avenue in the RM 2-4 Zone, and subject to the Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan Area. Exempt from Environmental. Report No. HO-08-085.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 14, 2008

ITEM-7: **12625 HIGH BLUFF MAP WAIVER - PROJECT NO. 146938**

City Council District: 1; Plan Area: Carmel Valley

STAFF: Kathy Henderson

Map Waiver application to waive the requirements of a Tentative Map to create 67 commercial condominiums on a 3.48 acre site at 12625 High Bluff Drive. Exempt from Environmental. Report No. HO-08-082.

RECOMMENDATION:

Approve

ITEM-8: **9466 BLACK MOUNTAIN ROAD MAP WAIVER – PROJECT NO. 127547**

City Council District: 5; Plan Area: Mira Mesa

STAFF: Kathy Henderson

Map Waiver application to waive the requirements of a Tentative Map to create 25 commercial condominium units in an existing building on a 1.08 acre site at 9466 Black Mountain Road in the IL-2-1 Zone. Exempt from Environmental. Report No. HO-08-083.

RECOMMENDATION:

Approve

ITEM-9: **KELLY RESIDENCE - PROJECT NO. 48764**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to demolish an existing single family residence and construct an approximate 6,796 square foot, split-level, single family residence with attached three car garage and swimming pool on a 18,100 square foot property. The project site is located at 961 La Jolla Rancho Road, in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Exempt from Environmental. Report No. HO-08-084.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 14, 2008

ITEM-10: **AGEE RESIDENCE – PROJECT NO. 136694**
City Council District: 2; Plan Area: Mission Beach

STAFF: Edith Gutierrez

Coastal Development Permit to demolish existing 724 square foot, one-story, single family residence and construct a 1,375 square feet, three-story, single family residence on a 1,250 square feet site. The property is located at 816 Toulon Court in the R-N Zone within the Mission Beach Planned District, the Mission Beach Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay, Parking Impact Overlay, Residential Tandem Parking Overlay and Transit Area Overlay Zones. Exempt from Environmental Report No. HO-08-088.

RECOMMENDATION:

Approve

ITEM-11: **FEENEY RESIDENCE – PROJECT NO. 137310**
City Council District: 1; Plan Area: La Jolla

STAFF: Farah Mahzari

Coastal Development application to construct a 2,115 square feet addition to an existing single family residence on a 0.27 acre site. The property is located at 6111 Camino De La Costa in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Zones. Exempt from Environmental. Report No. HO-08-091.

RECOMMENDATION:

Approve