

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 18, 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: ***MCGOWAN RESIDENCE - PROJECT NO. 126830**
City Council District: 1; Plan Area: La Jolla

STAFF: John S. Fisher

Site Development Permit, Coastal Development Permit and Neighborhood Development Permit to allow a 2,963 square foot addition to an existing single family residence located at 7909 Roseland Drive in the La Jolla Shores Planned District SF Zone of the La Jolla Community Plan Area. Mitigated Negative Declaration 126830. Report No. HO-08-105.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 18, 2008

ITEM-5: ***THOMAS JEFFERSON SCHOOL OF LAW - PROJECT NO. 109065**
City Council District: 2; Plan Area: Uptown

STAFF: Renee Mezo

Conditional Use Permit (CUP) to amend CUP No. 98-0453 to expand the geographic boundaries of the CUP, which would allow an increase in on-site parking and student enrollment. The site is located at 2120, 2121, 2147 and 2152 San Diego Avenue in the Uptown Community Plan. Negative Declaration 109065. Report No. HO-08-086.

RECOMMENDATION:

Approve

ITEM-6: **CARASALI RESIDENCE - PROJECT NO. 141081**
City Council District: 2; Plan Area: Mission Beach

STAFF: Linda D. French

Variance to allow two, 10'-0" wide dormers where 8'-0" is permitted on the third level for an 828 square-foot addition remodel to an existing single family residence on a 1,293 square foot site. The property is located at 742 Yarmouth Court in the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, State Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Zones. Exempt from Environmental. Report No. HO-08-097

RECOMMENDATION:

Approve

ITEM-7: **KENNICK RESIDENCE - PROJECT NO. 153033**
City Council District: 2; Plan Area: Mission Beach

STAFF: Edith Gutierrez

Variance for two 10 foot wide dormers where a maximum of 8 foot wide dormers are allowed to a proposed residence obtaining a permit through the California Coastal Commission. The property is located at 725 Yarmouth Court In the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, State Coastal Jurisdiction, Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones. Exempt from Environmental. Report No. HO-08-096.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 18, 2008

ITEM-8: **802 NAHANT MAP WAIVER – PROJECT NO. 149128**
City Council District: 2; Plan Area: Mission Beach

STAFF: Edith Gutierrez

Map Waiver application to waive the requirements of a Tentative Map, including the request to waive the undergrounding utilities requirement, to create two residential condominiums currently under construction. The site is located at 802 Nahant Court in the R-S zone, Mission Beach Planned District within the Mission Beach Community Plan, State Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones. Exempt from Environmental. Report No. HO-08-100.

RECOMMENDATION:

Approve

ITEM-9: **RESCU ACADEMY – PROJECT NO. 142779**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Edith Gutierrez

Conditional Use Permit to allow a private school for grades 6 through 12 in an existing 5,352 square foot industrial building. The site is located at 9445 Farnham Street in the IL-2-1 zone, the Airport Influence Area (MCAS Miramar), and within the Kearny Mesa Community Plan Area. Negative Declaration 142779. Report No. HO-08-101.

RECOMMENDATION:

Approve

ITEM-10: **BRANDT RESIDENCE – PROJECT NO. 147937**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Kathy Henderson

Variance (Process 3) to amend Variances C-4701 and C-4700 to reduce the required setbacks for a remodel to an existing single family on a 5,758 square foot site. The property is located at 4070 Dawes Street in the RS-1-7 Zone within the Pacific Beach Community Plan area, State Coastal, Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking and Council District 2. Exempt from Environmental. Report No. HO-08-102.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 18, 2008

ITEM-11: ***ZIGNER RESIDENCE - PROJECT NO. 108312**
City Council District: 7; Plan Area: College Area

STAFF: Glenn Gargas

Site Development Permit (Process 3) for a property containing Environmentally Sensitive Lands for an approximate 822-square-foot addition to an existing single family residence, resulting in an approximate 1,998 square-foot single family residence with an attached two car garage on a 0.72-acre site. The property is located at 5273 Rincon Street, in the RS-1-7 and RS-1-1 Zones and within the College Area Community Plan. Negative Declaration 108312. Report No. HO-08-104.

RECOMMENDATION:

Approve

ITEM-12: **UPTOWN DISTRICT CENTER SIGN PLAN – PROJECT NO. 123780**
City Council District: 3; Plan Area: Uptown

STAFF: Derrick Johnson

Site Development Permit to allow for upgrades to the current signage which would amend the previously approved Planned Commercial Development Permit No. 88-0226; the amended Sign Plan would apply to the entire project site. The existing Commercial Center is located generally at 1220 Cleveland Avenue in the CV-2 Zone of the Mid-City Communities Planned District, within the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-08-110.

RECOMMENDATION:

Approve

ITEM-13: ***GREENBOIM RESIDENCE - PROJECT NO. 126933**
City Council District: 1; Plan Area: La Jolla

STAFF: Patrick Hooper

Site Development Permit (SDP) for a 2,039 square-foot addition to an existing single family residence and 240 square-foot addition to an existing guest quarters on a 1.43 acre site at 8051 La Jolla Scenic Drive North in the SF Zone of La Jolla Shores Planned District. Negative Declaration 126933. Report No. HO-08-111.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 18, 2008

ITEM-14: **SUNSET CLIFF'S ANIMAL HOSPITAL - PROJECT NO. 145624**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Patrick Hooper

Coastal Development (CDP) Conditional Use Permit (CUP) to convert two existing residential units into a veterinary hospital with two residential units to remain on a 7,000 square-foot site in the CC-4-2 Zone within the Ocean Beach Community Plan at 4862 Santa Monica Avenue. Exempt from Environmental. Report No. HO-08-112.

RECOMMENDATION:

Approve