

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 21, 2010
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 OFFICER 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: **LINDA ROSA - PROJECT NO. 193947**
City Council District: 1; Plan Area: La Jolla

STAFF: Patrick Hooper

Coastal Development Permit to demolish an existing residence and construct a 2,560 square-foot single family residence and a Variance to allow access to the property from Linda Rosa Avenue. The 0.09 acre site is located at 5644 Linda Rosa Avenue in the RS-1-7 Zone within the La Jolla Community Plan. Exempt from Environmental. Report No. HO-10-067

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JULY 21, 2010

ITEM-5: **PAYNE RESIDENCE - PROJECT NO. 204410**
City Council District: 1; Plan Area: La Jolla

STAFF: Tim Daly

Variance to allow a maximum three-foot height open steel fencing on top of the existing retaining wall that would exceed the overall six feet height requirement within the front yard setback area along Olivet Street on a 0.13-acre site located at 1235 Virginia Way in the RS-1-7, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zone(s) of the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-10-073

RECOMMENDATION:

Approve

ITEM-6: **3201 UNIVERSITY TPM - PROJECT NO. 189051**
City Council District: 3; Plan Area: Greater North Park

STAFF: Michelle Sokolowski

Tentative Parcel Map application to create four commercial condominiums on two existing parcels (under construction) on a 0.83-acre site located at 3201-3231 University Avenue and 3834 Bancroft Street in the CL-1 Zone of the Mid- City Communities Planned District, the FAA Part 77 Noticing Area, the Transit Area Overlay Zone, within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. HO-10-074

RECOMMENDATION:

Approve

ITEM-7: **WILBUR MAP WAIVER - PROJECT NO. 203725**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Morris Dye

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map to create two residential condominium units and waive the requirement to underground existing offsite overhead utility facilities on a 0.14-acre site at 1040 Wilbur Avenue in the RM-1-1 Zone within the Pacific Beach Community Plan Area, Coastal Overlay Zone (non-appealable) and Coastal Height Limit Overlay Zones. Exempt from Environmental. Report No. HO-10-072

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JULY 21, 2010

ITEM-8: ***GARDEN TERRACES MAP WAIVER - PROJECT NO. 203270**
City Council District: 6; Plan Area: Linda Vista

STAFF: Morris Dye

Map Waiver to waive the requirements of a Tentative Map to create six residential condominium units on a 0.20-acre site at 5971 Mildred Street, in the RM-3-7 Zone within the Linda Vista Community Plan Area and in the Campus Parking Impact and Federal Aviation Administration Part 77 Area Overlay Zones. A Negative Declaration (ND) No. 6946 was prepared for this project evaluating the potential impacts that would result from the addition of the 6 unit complex. The current proposal has been analyzed and no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. Pursuant to the California Environmental Quality Act Section 15162, the previously certified ND No. 6946 adequately covers the activity being proposed. Report No. HO-10-071

RECOMMENDATION:

Approve

ITEM-9: **OLIVER RESIDENCE - PROJECT NO. 204745**
City Council District: 2; Plan Area: Mission Beach

STAFF: Sandra Teasley

Coastal Development Permit to demolish a portion of an existing single-family dwelling and to construct additions to the residence resulting in an approximate 3,000-square-foot, three-level structure which complies with all development regulations of the zone. The site is located at 819 Allerton Court in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal (appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking, Airport Influence Area, and FAA Part 77 Area. Exempt from Environmental. Report No. HO-10-080

RECOMMENDATION:

Approve