

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 29, 2012  
DEVELOPMENT SERVICES CENTER, TRAINING ROOM 4<sup>TH</sup> FLOOR  
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: Chris Larson

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: **\*SIERRA MAR RESIDENCE - PROJECT NO. 152957**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Coastal Development and Site Development Permit to construct an approximate 6,917 square-foot addition to an existing approximate 5,300 square foot single family residence and a 561 square-foot addition to an existing 757 square-foot garage and pool house, resulting in a total of approximate 12,974 square foot single family residence on a 37,790 square foot property. The project also includes the addition of 6,130 square feet of subterranean area. The property is a historically designated resource (HRB No. 866). The project site is located at 7755 Sierra Mar Drive, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan. Mitigated Negative Declaration No. 152957. Report No. HO-12-070

**RECOMMENDATION:**

Approve

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ITEM-5:        **\*7401 LA JOLLA BOULEVARD MIXED USE - PROJECT NO. 241056**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Coastal Development Permit to construct a, two-story, mixed use building with approximately 5,200 square feet of first floor commercial area and an approximate 6,500 square foot, second floor, single dwelling unit, with an approximate 7,070 square foot subterranean garage on a vacant 0.23 acre property. The project site is located at 7401 La Jolla Boulevard (a vacant lot on the northeast corner of La Jolla Boulevard and Marine Street), in Zone 4 of La Jolla Planned District, Coastal (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones and within the La Jolla Community Plan area. Mitigated Negative Declaration No. 241056. Report No. HO-12-071

**RECOMMENDATION:**

Approve

ITEM-6:        **713 DEAL COURT MAP WAIVER - PROJECT NO. 273504**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:        Will Zounes**

Map Waiver application to waive the requirements of a Tentative Map and a request to waive the requirement to underground existing overhead utilities to convert two residential units into condominium units on a 0.06-acre site located at 713-715 Deal Court in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan. The site is within state coastal jurisdiction and is within the Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area overlay zones. Exempt from Environmental. Report No. HO-12-072

**RECOMMENDATION:**

Approve

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ITEM-7:        **\*AVENIDA DE LA PLAYA - PROJECT NO. 253538**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Helene Deisher**

Coastal Development Permit and Site Development Permit for Historical Resources to remove and replace an existing storm drain, sewer main, water main and outfall structure. The project includes nine new manholes, curb ramps, curb and gutter work, accessible sidewalks, and public seating as needed. The project approval will be conditioned to observe the City's summer construction moratorium for the beach area, which generally runs from Memorial Day to Labor Day. The project area is in the public right-of-way along Avenida De La Playa from Paseo Del Ocaso west to the seawall adjacent to the beach, within the La Jolla Community Plan. Coastal Overlay (appealable) area. Mitigated Negative Declaration No. 253538. Report No. HO-12-073

**RECOMMENDATION:**

Approve

ITEM-8:        **1667-73 PUTERBAUGH MAP WAIVER - PROJECT NO. 280467**  
City Council District: 2; Plan Area: Uptown

**STAFF:        Michelle Sokolowski**

Map Waiver waive the requirements of a Tentative Map to allow the creation of four (4) residential condominium units (under construction), including a request to waive the requirement to underground existing overhead utilities. The 0.23-acre site is located on the south side of Puterbaugh Street, east of Andrews Street, at 1667-73 Puterbaugh Street, in the MR-1500 Zone of the Mid-City Communities Planned District, the Airport Approach Overlay Zone and the FAA Part 77 Notification Area, within the Uptown Community Plan area. Exempt from Environmental. Report No. HO-12-074

**RECOMMENDATION:**

Approve

ITEM-9:        **COLEMAN TECH CHARTER SCHOOL - PROJECT NO. 275203**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF:        PJ FitzGerald**

Conditional Use Permit for a 9-12 grade charter school for 360 students, within an existing building on a 0.93 acre site at 3540 Aero Ct in the CO-1-2 Zone. Project is within the scope of Mitigated Negative Declaration No. 44985, certified on October 25, 2005. Report No. HO-12-075

**RECOMMENDATION:**

Approve