

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 21, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
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 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 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: Tracy Elliot-Yawn**

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.**

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

ITEM-4:      **Continued from July 7**  
                  **\*PUMP STATION - PROJECT NO. 9203**  
                  City Council District: 1; Plan Area: Fairbanks Ranch Area

**STAFF:       Derrick Johnson**

Approve, conditionally approve, or deny an application to allow the demolition of an existing pump station and the rebuilding and upgrading of the facility and associated appurtenances on the existing site with a total building footprint of 2,503 square feet and a total building square footage of 6,819 square feet. Additionally, 1,200 lineal feet of 12-inch water main would be installed under the existing alignment of Old El Camino Real from San Dieguito to Derby Downs Road, and 8,250 lineal feet of dual sewer force mains (16,500 lineal feet total) would be added from San Dieguito Road to the intersection of El Camino Real and Half Mile Drive. The project is located in the area, east of El Camino Real, at **10332 San Dieguito Road**. This project is located in the Fairbanks Ranch Community Plan area. Report No. HO-04-101

**RECOMMENDATION:**

Approval.

HEARING OFFICER DOCKET OF JULY 21, 2004

ITEM-5: **HAMILTON STREET MAP WAIVER - PROJECT NO. 27335**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Linda French**

Approve, conditionally approve, or deny an application for conversion of four existing multi-family residential units at **4642-48 Hamilton Street** in the MR-1750 of the Greater North Park Community Plan. Report No. Ho-04-105

**RECOMMENDATION:**

Approval.

ITEM-6: **\*VETERINARY SPECIALTY HOSPITAL - PROJECT NO. 6853**  
City Council District: 1; Plan Area: Torrey Pines

**STAFF: John Fisher**

Approve, conditionally approve, or deny an application for Veterinary Specialty Hospital consisting of a 21,186 square foot building, ninety-four parking spaces, several small walls, landscaping and minor improvements in the public right-of-way on a 1.9 acre site zoned for light industrial uses in the IL-3-1 zone at **10435 Sorrento Valley Road** in the Torrey Pines Community Plan area. Mitigated Negative Declaration Project No. 6853. Report NO. HO-04-097.

**RECOMMENDATION:**

Approval.

ITEM-7: **SAN GABRIEL PLACE MAP WAIVER - PROJECT NO. 19903**  
City Council District: 2; Plan Area: Mission Beach Precise Plan

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for Map Waiver and Waiver of Undergrounding to convert two existing residential apartment units to condominium ownership on a 2,401 square-foot site addressed as **717-719 San Gabriel Place** located on the south side of San Gabriel Place between Strandway and an alley in the RS zone within the boundaries of the Mission Beach Precise Plan area and Planned District. Report NO. HO-04-093

**RECOMMENDATION:**

Approval.

HEARING OFFICER DOCKET OF JULY 21, 2004

ITEM-8:       **TARANTINO RESIDENCE - PROJECT NO. 9952**  
City Council District: 2; Plan Area: Peninsula

**STAFF:       Laila Iskandar**

Approve, conditionally approve, or deny an application to amend Coastal Development Permit No. CDP-90-0889, and for a Tentative parcel Map to create two parcels (approximately 9,531 square feet and 9,279 square feet) from one existing 18,810-square-foot site, and convert the existing quest quarters to a residential unit on the newly created parcel. The property is located at **630 Rosecrans Street** in the RS-1-7 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, within the Peninsula Community Plan Area and Council District 2. Report No. HO-04-100

**RECOMMENDATION:**

Approval.

ITEM-9:       **\*ROCK CHURCH - PROJECT NO.10710**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF:       Bill Tripp**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to allow t temporary church use within a portion of an existing office and industrial building, on a site developed with an existing multi-tenant office park, located at **3554 Ruffin Road** ( at the southwest corner of Aero Drive and Ruffin Road) within the Kearny Mesa Community Plan area.

**RECOMMENDATION:**

Approval