

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
NOVEMBER 2, 2005 -  
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 (ALD's) 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 OFFICERS ASSIGNED TO TODAY'S HEARING: Bob Didion**

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: - **TAIWANESE LUTHERAN CHURCH EXTENSION OF TIME -  
PROJECT NO. 68799**  
City Council District: 5 Plan Area: Rancho Penasquitos

**STAFF: - Sandra Teasley**

Extension of Time to Planned Commercial Development Permit (PCD) and Conditional Use Permit (CUP) to extend PCD-CUP 99 1068 which permitted the construction of a church and 20 residential units on a 3.78-acre site. The property is located at **10075 Azuaga Street** in the CN-1-2 Zone within the Ranch Penasquitos Community Plan Area and Council District 5. Exempt from environmental. Report No. HO-05-204

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF NOVEMBER 2, 2005 -

ITEM-5: - **WALNUT PROFESSION CONDOMINIUMS - PROJECT NO. 34071**  
City Council District: 3 Plan Area: Uptown

**STAFF: - John Fisher**

Tentative Map Waiver (Process 3) to waive the requirements for a Tentative Map to create 16 commercial condominiums in an existing building on a 0.41-acre site. The project site is located at the northeast corner of Third Avenue and Walnut Avenue at **306 Walnut Avenue** in the NP -1 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area and Council District 3. Exempt from environmental. Report No. HO-05-200

**RECOMMENDATION:**

Approve

ITEM-6: - **PACIFIC COAST OFFICE BUILDING - PROJECT NO. 54384**  
City Council District: 6 Plan Area: Mission Valley

**STAFF: - Bill Tripp**

Site Development Permit to construct an approximate 10,000 square foot office building on an approximate five-acre site containing environmentally sensitive lands, located **east of the southerly terminus of Scheidler Way, south of the 3300 block of Camino Del Rio South** in the MV-CO Zone of the Mission Valley Planned District. Mitigated Negative Declaration NO. 54384. Report No. HO-05-203

**RECOMMENDATION:**

Approve

ITEM-7: - **CYPRESS GREENS (CMR UNITS 60B) - PROJECT NO. 31924**  
City Council District: 5 Plan Area: Carmel Mountain Ranch

**STAFF: - Laura Black**

Planned Development Permit and Map Wavier to demolish the existing golf driving range and construct 25 two-story, three-unit condominium buildings, for a total of 75 condominium units, with two gathering areas and a recreation area to include a pool, spa and restrooms on an existing 7.99 acre lot located at the southwest corner of Highlands Ranch Road and Carmel Ridge Road in the RM-1-1 Zone of the Carmel Mountain Ranch Community Plan.  
Mitigated Negative Declaration No. 31924. Report No. HO-05-202

**RECOMMENDATION:**

Approve