

**CITY OF SAN DIEGO HEARING OFFICER -  
DOCKET FOR HEARING OFFICER MEETING -  
NOVEMBER 22, 2006 -  
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 3<sup>rd</sup> floor of the Development Service Department, 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 619-236-5679 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: 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.**

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

ITEM-4: - **GRAND AVENUE MAP WAIVER – PROJECT NO. 58943**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: - Robert Korch**

Coastal Development Permit, Variance, Waiver of Undergrounding and a Map Waiver to demolish an existing duplex and construct 2 residential condominiums units with tandem parking on a 3,125 square-foot site at **1446 Grand Avenue** in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Exempt from Environmental. Report No. HO-06-277

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF NOVEMBER 22, 2006 -

ITEM – 5: - **CRICKET ELKS LODGE– PROJECT NO. 98565**  
City Council District: 7; Plan Area: Navajo

**STAFF: - Alex Hempton**

Wireless communication facility consisting of a replacement flagpole (60' in height) containing 3 antennas in front of the Elks Lodge located at **7430 Jackson Drive**. Associated equipment is proposed in an enclosure behind the building closest to Jackson Drive. Exempt from environmental.  
Report No. HO-06-281

**RECOMMENDATION**

Approve

ITEM -6: - **CINGULAR KEARNY MESA– PROJECT NO. 99828**  
City Council District: 6; Plan Area:Kearny Mesa

**STAFF: - Alex Hempton**

Wireless communication facility consisting of an 80-foot high steel lattice tower supporting panel antennas and microwave dish antennas. The equipment is located inside the building located at **7480 Convoy Court**.  
Report No. HO-06-290

**RECOMMENDATION**

Approve

ITEM -7: - **9750 MIRAMAR ROAD MAP WAIVER – PROJECT NO. 109892**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: - Laura Black**

Map Waiver to waive the requirements of a Tentative Map and Waiver of Undergrounding to create 32 commercial condominium units in an existing three-story, 31,340 square foot building on a 0.96 acre site located at **9750 Miramar Road** in the IL-2-1and Airport Environs Overlay Zones within the Mira Mesa Community Plan. Exempt from environmental.  
Report No. HO-06-291

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF NOVEMBER 22, 2006 -

ITEM -8: - **5755 OBERLIN DRIVE MAP WAIVER - PROJECT NO. 104768**  
City Council District: 5; Plan Area: Mia Mesa

**STAFF: - Laura Black**

Planned Development Permit and Map Waiver to waive the requirements of a Tentative Map to create 30 commercial condominium units in an existing 28,356 square foot building on a 1.06-acre site located at **5755 Oberlin Drive** in the IL-2-1, Airport Environs Overlay, and Accident Potential Overlay Zones within the Mira Mesa Community Plan. Exempt from environmental.  
Report No. HO-06-292

**RECOMMENDATION**

Approve

ITEM -9: - **MANSOUR RESIDENCE – PROJECT NO. 18375**  
City Council District: 3; Plan Area: Uptown

**STAFF: - Renee Mezo**

Site Development Permit to deviate from development regulations for the proposed construction of a new, approximately 1,653-square-foot, single family residence on a 1,433-square-foot site located at **311 W. Robinson Avenue** in the MR-1000 Zone of Mid City Communities Planned District, within the Uptown Community Plan area. Exempt from environmental.  
Report No. HO-06-282

**RECOMMENDATION**

Approve

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ITEM -10: - **THE ROCK CHURCH AT RUFFIN ROAD - PROJECT NO. 91635**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: - Jeff Robles**

Amend Conditional Use Permit No. 20373 to include additional classrooms, child supervision during church services, and office uses in three existing office suites, 11,160-square feet, 11,280 square feet and 10,641 square feet located at **3556, 3558 Ruffin Road and 9179 Aero Drive**, from 22,160 square-feet to 55,241 square-feet, a total increase of 33,081 square-feet. The project also proposes to modify the hours of operation and allow ancillary outdoor activities. The project site is within the IL-2-1 zone within the Kearny Mesa Community Plan and Airport Environs Overlay Zone.  
Amended Negative Declaration No. 91635. Report No. HO-06-293

**RECOMMENDATION**

Approve

ITEM -11: - **CAMINO DE LA COSTA DRAIN - PROJECT NO. 41014**  
City Council District: 1; Plan Area: La Jolla

**STAFF: - Morris Dye**

Coastal Development Permit and Site Development Permit for the re-construction of a storm drain, demolition of the existing drain inlet and pipe, filling of two sea caves and the construction of a retaining seawall at **5998 Camino de la Costa**. Mitigated Negative Declaration No. 41014.  
Report No. HO-06-293

**RECOMMENDATION**

Approve