

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 24, 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 OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler & Ken Teasley

- 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: **3201 UNIVERSITY MAP WAIVER - PROJECT NO. 189051**
City Council District: 3; Plan Area: Greater North Park

STAFF: Michelle Sokolowski

Map Waiver application to waive the requirements of a Tentative Map to create four commercial condominiums (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-10-010

RECOMMENDATION:

Approve

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ITEM-5: **VERIZON BELMONT PARK - PROJECT NO. 193375**
City Council District: 2; Plan Area: Mission Beach

STAFF: Simon Tse

Conditional Use Permit to modify an existing wireless communication facility. The modification consists of adding three (3) wireless communication antennas behind architectural screens and the addition of two (2) equipment cabinets located inside the Hamel's store property at 704 Ventura Place in the Mission Beach Planned District zones R-S and VC-S within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-10-012

RECOMMENDATION:

Approve

ITEM-6: **HILLCREST SHELL - PROJECT NO. 156314**
City Council District: 3; Plan Area: Uptown

STAFF: Renee Mezo

Conditional Use Permit and a Site Development Permit to allow deviations to the Municipal Code for the demolition and construction of an automobile service station on a 0.37-acre site. The project site is located at 330 Washington Street in the CN-1A Zone, the Transit Area Overlay Zone and the FAA Part 77 Notification Overlay Zone within the Mid-City Communities Planned District and the Medical Complex Neighborhood of the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-10-014

RECOMMENDATION:

Approve

ITEM-7: **CET SAN DIEGO - PROJECT NO. 183582**
City Council District: 4; Plan Area: Southeastern San Diego

STAFF: Will Zounes

Conditional Use Permit for the utilization of an existing parking lot with 64 parking spaces, located at 4145 Market Street to be used for the Center of Employment Training (CET) facility and the San Diego County Probation Department juvenile care facility located at 4153 Market Street. The site is located within the Southeastern San Diego Community Plan within the Mt. Hope Planned District and zoned Subdistrict 2. Exempt from Environmental. Report No. HO-10-015

RECOMMENDATION:

Approve

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ITEM-8: **ARCO OTAY CENTER DRIVE - PROJECT NO. 169559**

City Council District: 8; Plan Area: Otay Mesa

STAFF: Will Zounes

Site Development Permit to cancel the existing service station entitlement as permitted under Conditional Use Permit No. 89-0587 as the use is currently permitted in the zone, and to allow the existing convenience store and ground sign to partially encroach within the established setback. Proposed improvements include new landscaping for the entire site, a new driveway along Siempre Viva Road, and modifications to existing driveways along Otay Center Drive. The 1.02 acre site is located at 2510 Otay Center Drive within the International Subdistrict of Otay Mesa Development District. Exempt from Environmental. Report No. HO-10-016

RECOMMENDATION:

Approve

ITEM-9: **SUPPLE DUPLEX - PROJECT NO. 191735**

City Council District: 2; Plan Area: Mission Beach

STAFF: Jeannette Temple

Coastal Development Permit to demolish two existing residential units and the construction of a three-story, two unit development with approximately 2,089 square feet of gross floor area on a 0.04 acre site at 825 San Juan Place in the R-S Zone of Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, and Transit Area Overlay zones within the Mission Beach Precise Plan Area. Exempt from Environmental. Report No. HO-10-018

RECOMMENDATION:

Approve

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ITEM-10: **OSTOSH RESIDENCES - PROJECT NO. 179137**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Morris Dye

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map to consolidate two lots into one lot, to demolish existing structures and construct two residential condominium units on a 0.16-acre site at 4719 Orchard Avenue in the RM-1-1 Zone within the Ocean Beach Community Plan Area, Coastal Overlay (non-appealable), Coastal Height Limit and Federal Aviation Administration Part 77 Zones. Exempt from Environmental. Report No. HO-10-020

RECOMMENDATION:

Approve

ITEM-11: ***ANDERSON RESIDENCE - PROJECT NO. 188465**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit (CDP) and Site Development Permit (SDP) to amend CDP 11378 and SDP 11379 to realign the area for a covenant of easement on a previously approved project that allowed for the development of an access pathway and landscape improvements on a 0.88 acre property. The project is located at 7512 Hillside Drive in the RS-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Plan Area. Addendum to Negative Declaration No. 6813. Report No. HO-10-018

RECOMMENDATION:

Approve

ITEM-12: **CHABAD PRESCHOOL DAYCARE - PROJECT NO. 164949**
City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Tim Daly

Conditional Use Permit to extend the use of an existing pre-school and daycare facility at 10785 Pomerado Road in the RS-1-1 Zone of the Scripps Miramar Ranch Community Plan Area. Exempt from Environmental. Report No. HO-10-023

RECOMMENDATION:

Approve

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ITEM-13: **SPORTS ARENA VILLAGE SIGN - PROJECT NO. 197622**

City Council District: 2; Plan Area: Midway-Pacific Highway

STAFF: Sandra Teasley

Variance to erect two 11'-0" high ground signs for an existing retail development located at 3760 Sports Arena Boulevard in the residential RM-2-5 Zone. The signs were previously erected when the underlying zone was commercial, and permitted in accordance with the sign regulations at the time.

The proposed signs would not comply with the current residential regulations for signage. Exempt from Environmental. Report No. HO-10-024

RECOMMENDATION:

Approve