

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 25, 2012  
COUNCIL CHAMBERS, 12<sup>TH</sup> 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 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: 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 OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **431 RITCHEY STREET - PROJECT NO. 199505**  
City Council District: 4; Plan Area: Skyline/Paradise Hills

**STAFF: PJ FitzGerald**

Tentative Parcel Map (including waiver to underground existing overhead facilities) to subdivide an existing 0.48 acre site into two (2) lots, including a variance to the RS-1-7 zone to allow the rear portion of the lots to be 48.15' in width where 50 feet is required (at 50' in width the street frontage meets the minimum requirements). The site is located at 431 Ritchey Street in the RS-1-7 Zone within the Skyline-Paradise Hills Community Plan Area. Exempt from Environmental. Report No. HO-12-028

**RECOMMENDATION:**

Approve

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ITEM-5: **2840 5<sup>TH</sup> AVENUE MAP WAIVER - PROJECT NO. 266880**  
City Council District: 2; Plan Area: Uptown

**STAFF: Michelle Sokolowski**

Map Waiver to waive the requirements for a Tentative Parcel Map to create 3 commercial condominiums, including a request to waive the requirement to underground existing overhead utilities, in an existing building on a 0.346-acre site located at 2840 5th Ave in the CV-1 and NP-1 Zones of the Mid-City Communities Planned District, in the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the FAA Part 77 Notification Area, within the Uptown Community Plan area. Exempt from Environmental. Report No. HO-12-038

**RECOMMENDATION:**

Approve

ITEM-6: **2540 ISLAND AVENUE MAP WAIVER - PROJECT NO. 236599**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF: Michelle Sokolowski**

Map Waiver to allow the conversion of one residential condominium unit and the creation of one residential condominium unit, including a request to waive the requirement to underground existing overhead utilities. The 0.161-acre site is located on the north side of Island Avenue, between 25<sup>th</sup> and 26<sup>th</sup> Streets, at 2540 and 2542 Island Avenue, in the MF-3000 Zone of the Southeastern San Diego Planned District, the FAA Part 77 Notification Area, and the Transit Area Overlay Zone, within the Southeastern San Diego Community Plan area. Exempt from Environmental. Report No. HO-12-039

**RECOMMENDATION:**

Approve

ITEM-7: **\*LIFETIME MONTESSORI - PROJECT NO. 236508**  
City Council District: 1; Plan Area: Black Mountain Ranch

**STAFF: John S. Fisher**

Conditional Use Permit to construct a 4,436 square foot two-story building on a 1.13 acre site with existing structures for a child care facility at 14727 Camino De La Luna in the AR-1-1 Zone within the Black Mountain Ranch Community Plan area. Addendum to EIR No. 95-0173. Report No. HO-12-032

**RECOMMENDATION:**

Approve

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ITEM-8:       **1615 OCEAN FRONT STREET - PROJECT NO. 192837**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:       PJ FitzGerald**

Coastal Development Permit and Site Development Permit for a 181-square-foot addition and remodel to an existing single family residence, and removal of an existing deck structure and construction of a new deck structure on a 0.17 acre site at 1615 Ocean Front Street in the RM-2-4 Zone within the Ocean Beach Community Plan area, the Coastal Overlay (appealable), Coastal Height limit, Airport Approach, Airport Influence Area, First Public Roadway, Residential Tandem Parking Overlay zones. Exempt from Environmental.  
Report No. HO-12-030

**RECOMMENDATION:**

Approve

ITEM-9:       **PRESIDIO MARKET - PROJECT NO. 257064**  
City Council District: 6; Plan Area: Linda Vista

**STAFF:       Will Zounes**

Conditional Use Permit and amendment to CUP No. 659731 to upgrade an existing Type 20 liquor license to a Type 21 liquor license to an existing market located at 5201 Linda Vista Road in the CC-3-4 Zone within the Linda Vista Community Plan. FAA Part 77, Community Plan Implementation Overlay Area A, Parking Impact Overlay zone. Exempt from Environmental.  
Report No. HO-12-040

**RECOMMENDATION:**

Approve