

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 2, 2008
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

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: *Continued from February 20, 2008*

1280 ROBINSON MAP WAIVER - PROJECT NO. 128267
City Council District: 3; Plan Area: Uptown

STAFF: Renee Mezo

Map Waiver (Process 3) and a request to waive the requirement to underground existing overhead utilities to convert four (4) existing residential units to condominiums on a 0.147 acre site. The property is located at 1280 Robinson Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 3. Exempt from Environmental. Report No. HO-08-027.

RECOMMENDATION:
Approve

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ITEM-5: ***CASTRO HOME MOVE ON - PROJECT NO. 86290**
City Council District: 4; Plan Area: Southeastern San Diego

STAFF: Kathy Henderson

Move-on and refurbish a 1,292 square foot single family residence to a vacant 0.12 acre site located at 4164 C St. in the SF-5000 zone of the Southeastern San Diego Planned District. Mitigated Negative Declaration 86290. Environmental. Report No. HO-08-039

RECOMMENDATION:

Approve

ITEM-6: **RANCHO PACIFICA - PROJECT NO. 128416**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Kathy Henderson

Conditional Use Permit to allow for religious assembly in an existing 7,891 square foot warehouse located at 16130 West Bernardo Drive in the IL-2-1 Zone within the Rancho Bernardo Community Plan. Exempt from Environmental. Report No. HO-08-040.

RECOMMENDATION:

Approve

ITEM-7: **GRAND AVENUE MAP WAIVER – PROJECT NO. 135702**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Helene Deisher

Amendment to Coastal Development Permit No. 243161 and Map Waiver to create four residential units, under construction, into condominiums, including a waiver for undergrounding utilities on a 0.15 acre site. The property is located at 2025-2031 Grand Avenue, between Noyes Street and Morrell Street, in the RM-2-5 zone within the Pacific Beach Community Planning Area. Exempt from Environmental. Report No. HO-08-060.

RECOMMENDATION:

Approve

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ITEM-8: **MISSION CITY CORPORATE CENTER – PROJECT NO. 132328**
City Council District: 6; Plan Area: Mission Valley

STAFF: Edith Gutierrez

Subdivision of a 12.61-acre site into three lots. The site is zoned MV-M/SP and is within the Mission Valley Planned District, Northside Specific Plan and Mission Valley Community Plan Area. The site is located at 2357-2375 Northside Drive.

RECOMMENDATION:

Approve

ITEM-9: **FALLETTA RESIDENCE – PROJECT NO. 6597**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Glenn Gargas

Coastal Development Permit and Variance (to allow for the use of Tandem Parking) to construct a 798 square foot garage with a 646 square foot, one-bedroom, residential unit above on a 3,125 square foot property with an existing single family residence to remain. The Variance would allow for the use of a total of four tandem parking spaces where tandem spaces are not allowed and three standard spaces would normally be required. The project site is located at 1116 Felspar Street, in the RM-2-5 Zone, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. Exempt from Environmental Report No. HO-08-059.

RECOMMENDATION:

Approve