

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 13, 2008  
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: Chris Larson

- 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:       **RANCHO MARKET & LIQUOR - PROJECT NO. 148018**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF:        Jeffrey Peterson**

Conditional Use Permit and Site Development Permit to construct a one story, 2,642-square foot, food market, which includes the relocation of an existing Type 21 off-sale alcoholic beverage license (No. 385924), located at 2988 Imperial Avenue to this new facility. The proposed project site is located at 2970 Imperial Avenue, on the north side of Imperial Avenue, west of 30<sup>th</sup> Street in the CSR-2-R-1500 Zone in the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for San Diego International Airport. Exempt from Environmental. Report No. HO-08-129

**RECOMMENDATION:**

Approve

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ITEM-5:        **\*ST. VINCENT DE PAUL PRESCHOOL – PROJECT NO. 151344**  
City Council District: 2; Plan Area: Uptown

**STAFF:        Renee Mezo**

Site Development Permit for the demolition of a two-story rectory building followed by the construction of a two-story, approximately 5,532-square-foot preschool, classrooms, library and offices on a 1.26-acre site at 4077 Ibis Street in the MR-3000 Zone of the Mid-City Communities Planned District and the FAA Part 77 Zone within the Uptown Community Plan.  
Negative Declaration No. 151344.    Report No. HO-08-125

**RECOMMENDATION:**  
Approve

ITEM-6:        **\*MORMON BATTALION VISITORS CENTER - PROJECT NO. 143017**  
City Council District: 2; Plan Area: Old Town

**STAFF:        Renee Mezo**

Site Development Permit to construct an approximately 1,179-square-foot addition to the existing 4,456-square-foot Mormon Battalion Visitor Center. The project would also allow the renovation of the existing buildings' interior and exterior. The project site is located at 2510 Juan Street in the Multi-Family Residential Zone of the Old Town San Diego Planned District Ordinance, the Airport Approach Overlay Zone, and the FAA Part 77 Notification Area within the Old San Diego Community Planning Area.  
Mitigated Negative Declaration No. 143017.    Report No. HO-08-128

**RECOMMENDATION:**  
Approve

ITEM-7:        **ABBOTT RESIDENCE - PROJECT NO. 148459**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Kathy Henderson**

Coastal Development Permit for a 279 square-foot recreation room addition and a 1,273 square-foot lanai to the existing north detached garage to the existing single family residence located at 6340 Camino De La Costa within the La Jolla Community Plan Area. Exempt from Environmental.    Report No. HO-08-127

**RECOMMENDATION:**  
Approve

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ITEM-8:        **\*FACTORY ROW HOMES - PROJECT NO. 130328**

City Council District: 8; Plan Area: Barrio Logan

**STAFF:        PJ FitzGerald**

Coastal Development Permit and Site Development Permit (Barrio Logan PDO) to demolish an existing building and construct 14 two-bedroom residential for rent units on a 14,000 square foot site. The project includes requests for deviations to the development standards to allow a 20% deviation for front yard and rear yard setbacks at all stories, a 20% deviation for side yard setbacks at second and third stories, a deviation from parking standards to accept a 2-car parking elevator as tandem parking, and a 20% deviation from total square footage of common open space requirements. The property is located at 1776 National Avenue in the Redevelopment Subdistrict of the Barrio Logan Planned District, Coastal Overlay (non-appealable), Residential Tandem Parking, and Transit Area Overlay Zones. Mitigated Negative Declaration No. 130328. Report No. HO-08-130

**RECOMMENDATION:**

Approve

ITEM-9:        **SCHREIBER RESIDENCE SCR - PROJECT NO. 148373**

City Council District: 1; Plan Area: La Jolla

**STAFF:        Edith Gutierrez**

Substantial Conformance Review (minor interior and exterior changes) and an Extension of Time to Coastal Development Permit No. 1305561, approved in 2005, for the demolition of an existing single family residence and construction of a 5,380, two-story single family residence over a basement. The project site is located at 5634 Abalone Place in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, and the La Jolla Community Plan and Local Coastal Program Areas. Exempt from Environmental. Report No. HO-08-135

**RECOMMENDATION:**

Approve