

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
AUGUST 20, 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 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: ***CITY LIGHTS TOWNHOMES - PROJECT NO. 132506**
City Council District: 8; Plan Area: Golden Hill

STAFF: PJ FitzGerald

Site Development Permit to construct 8 residential for rent units on a 0.287 acre site. The property is located at 806 27th Street in the GH-1500 Zone of Golden Hill Planned District within the Greater Golden Hill Community Plan, FAA Part 77, Airport Influence Area, Residential Tandem Parking, Transit Area Overlay Zones. Mitigated Negative Declaration No. 132506. Report No. HO-08-132

RECOMMENDATION:

Approve

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ITEM-5: ***NEW ROOTS COMMUNITY FARM – PROJECT NO. 145330**
City Council District: 7; Plan Area: City Heights

STAFF: **Vena Lewis**

Neighborhood Use Permit and Site Development Permit application for the development of a community farm and associated structures. The project site would be divided into ten (15 x 15) plots, fifty-three (30 x 20) plots, twenty-two (40 x 15) plots, four group plots and a nursery. In addition, there will be six-foot high coated chain link fencing, a community tool shed, a shaded gathering space, compost station, and a screened garbage/recycling space covered by two-inch granite. The site is located on a vacant 2.37 acre strip of City owned public-right-of-way (Chollas Parkway) west of 54th Street in the RS-1-7 and OP-2-1 zones of the Central Urbanized Planned District, the Crossroads Redevelopment Project Area, the Residential Tandem Parking Overlay, and Transit Area Overlay zones of the Eastern Area and City Heights Neighborhoods of the Mid-City Communities Plan Area. Negative Declaration No. 145330.
Report No. HO-08-133

RECOMMENDATION:
Approve

ITEM-6: ***AT&T MASONIC - PROJECT NO. 150039**
City Council District: 7; Plan Area: Navajo

STAFF: **Alex Hempton**

Conditional Use Permit consisting of three (3) antennas located on three (3) parking lot light standards at 7849 Tommy Drive. Associated equipment will be located within the existing building. This project is located in the Navajo Community Plan Area. Negative Declaration No. 150039.
Report No. HO-08-134

RECOMMENDATION:
Approve

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ITEM-7: **1756 NEALE STREET MAP WAIVER - PROJECT NO. 153845**
City Council District: 2; Plan Area: Uptown

STAFF: Cherlyn Cac

Map Waiver to create three residential condominium units under construction, including a request to waive the requirement to underground existing utilities. The 0.11 acre site is located at 1756-1760 Neale Street, in the MR-1500 Zone of Mid City Communities Planned District within the Uptown Community Plan Area. Exempt from Environmental. Report No. HO-08-136

RECOMMENDATION:

Approve

ITEM-8: **729 JERSEY COURT MAP WAIVER - PROJECT NO. 158197**
City Council District: 2; Plan Area: Mission Beach

STAFF: Edith Gutierrez

Coastal Development Permit, an amendment to Coastal Development Permit No. 396622, and a Map Waiver, including the request to waive the requirement to underground overhead utilities to create four residential condominiums, currently under construction on a 4,810 square-foot lot. The site is located at 729-735 Jersey Court in the R-S Zone of the Mission Beach Planned District, within the Mission Beach Precise Plan area, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Area Overlay Zones. Exempt from Environmental. Report No. HO-08-138

RECOMMENDATION:

Approve