

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 16, 2011  
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: **GRUENBERG OFFICE - PROJECT NO. 195174**  
City Council District: 2; Plan Area: Uptown

**STAFF: Michelle Sokolowski**

Site Development Permit to remove two, non-historic residential cottages and construct a new, approximately 3,914-square-foot office building on the same site with a 2,696-square-foot, designated historic structure (2169 First Avenue, Historic Resource No. 187) being used for commercial offices, with deviations from the development regulations. The existing historic resource will remain and no modifications are proposed with this action. The proposed activity will occur east of the existing historic resource at 2155 First Avenue/121 Ivy Street. The 0.17-acre site is located at 2155-69 First Avenue and 121 Ivy Street, in CV-4 Zone of the Mid-City Communities Planned District Ordinance (MCPDO), the FAA Part 77 Notification Overlay Area, the Airport Influence Area, the Airport Approach Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Park West neighborhood of the Uptown Community Plan area. Exempt from Environmental. Report No. HO-11-015

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF FEBRUARY 16, 2011

ITEM-5:       **BIG BLUE BOX LOFTS - PROJECT NO. 210778**  
City Council District: 8; Plan Area: Greater Golden Hill

**STAFF:**       **Michelle Sokolowski**

Site Development Permit to allow construction of two new duplexes (four residential, for-rent units) in two separate buildings, totaling approximately 4,260 square feet, including deviations from the development regulations (design requirements). The vacant, 0.16-acre site is located at 3363 "C" Street, in the GH-1500 Zone of the Golden Hill Planned District, the FAA Part 77 Notification Area, the Airport Environs Overlay Zone, the Airport Influence Area, within the Greater Golden Hill Community Plan. Exempt from Environmental. Report No. HO-11-016

**RECOMMENDATION:**

Approve