

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 5, 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: Ken Teasley

- 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: **1269 FELSPAR MAP WAIVER - PROJECT NO. 136290**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Diane Murbach

Coastal Development Permit Amendment and Map Waiver (Process 3) to waive the requirements of a Tentative Map and undergrounding adjacent overhead utilities to create four (4) residential condominiums from four (4) residential apartment units under construction on a 0.14 acre site. This action requires an amendment to existing Coastal Development Permit No. 218515 (Project Number 71705) to create this subdivision. No new development is proposed with this subdivision. The property is located at 1269-1275 Felspar Street in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan and Council District 2. Exempt from Environmental. Report No. HO-08-045.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 5, 2008

ITEM-5: **KEARNY MESA MOBIL - PROJECT NO. 119090**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Will Zounes

Conditional Use Permit (CUP) to amend existing CUP# 83-0333 for the addition of a 758 square-foot automatic carwash to an existing service station and to allow the sales of beer and wine in a convenience store associated with the service station on a 13,950 sq ft site located at 8380 Clairemont Mesa Blvd in the IL-3-1 zone of the Kearny Mesa Community Plan. Exempt from Environmental. Report No. HO-08-033

RECOMMENDATION:

Approve

ITEM-6: ***KUSMAN RESIDENCE - PROJECT NO. 59450**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeannette Temple

Coastal Development and Site Development Permit to demolish existing residence and construct a 4,600 square foot single family residence on a 0.15 acre site at 8335 Camino Del Oro in the SF zone of La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation and Parking Impact Overlay zones within the La Jolla Community Plan Area. Mitigated Negative Declaration. Report No. HO-08-035.

RECOMMENDATION:

Approve

ITEM-7: ***COAST WALK – PROJECT NO. 44334**
City Council District: 1; Plan Area: La Jolla

STAFF: Morris Dye

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new, 8,469 square-foot, two-story residence over a basement, with an attached 781 square-foot garage, a pool, and a spa on a 0.5-acre site. The project is located at 1590 Coast Walk in the RS-1-7 Zone within the Coastal Overlay (appealable), Coastal Height Limit and First Public Roadway Overlays of the La Jolla Community Plan Area. Mitigated Negative Declaration. Report No. HO-08-042.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 5, 2008

ITEM-8: **INTERNATIONAL BORDER PLAZA – PROJECT NO. 138972**
City Council District: 8; Plan Area: Otay Mesa

STAFF: PJ Fitzgerald

Map Waiver to waive the requirements of a Tentative Map to create 12 commercial condominiums (under construction) on a 1.09-acre site. The property is located at 2391 Roll Drive in the International Subdistrict of Otay Mesa Development District within the Otay Mesa Community Plan. Exempt from Environmental. Report No. HO-08-043.

RECOMMENDATION:

Approve

ITEM-9: ***CAMINO RUIZ CONNECTOR TRAIL – PROJECT NO. 135022**
City Council District: 5; Plan Area: Mira Mesa

STAFF: Vena Lewis

Site Development Permit to improve and expand an existing trail that would consist of 3,210 feet in length by 48-inches maximum width connector trail from the Camino Ruiz Neighborhood Park to the Los Penasquitos Canyon Preserve. The site is located north of the Camino Ruiz and Calle Cristobal intersection, on the south rim of Los Penasquitos Canyon Preserve in the AR-1-1 zone, Airport Environs Overlay Zone (AEOZ), and the Residential Tandem Parking Overlay zone of the Mira Mesa Community Plan. Mitigated Negative Declaration. Report No. HO-08-044.

RECOMMENDATION:

Approve

ITEM-10: **4561 TERRACE MAP WAIVER – PROJECT NO. 138811**
City Council District: 3; Plan Area: Mid-City

STAFF: Derrick Johnson

Map Waiver to waive the requirement for a Tentative Map for the conversion of four (4) existing residential units into condominiums at 4561 Terrace Drive and to waive the requirement to underground existing overhead utilities. The project site is located at 4561 Terrace Drive on the east side of Terrace Drive between Monroe Avenue and Adams Avenue, in the RS-1-7 Zone of the Central Urbanized Planned District, the Transit Area Overlay Zone, and the Kensington Historic District, within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan Area. Exempt from Environmental. Report No. HO-08-046.

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MARCH 5, 2008

ITEM-11: **DEL MONTE CONDOMINIUMS - PROJECT NO. 144827**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Patrick Hooper

Map Waiver No. 303305, to remove the condition requiring undergrounding of existing on-site services on a 0.155 acre site at 4672-74 Del Monte Avenue in the RM-1-1 Zone within the Ocean Beach Precise Plan. Exempt from Environmental. Report No. HO-08-048.

RECOMMENDATION:

Approve

ITEM-12: **EVERGREEN MAP WAIVER – PROJECT NO. 133654**
City Council District: 2; Plan Area: Peninsula

STAFF: Patrick Hooper

Map Waiver application to waive the requirements of a Tentative Map and waive the requirement to underground existing overhead utilities to create four residential condominium units (under construction) on a 0.115 acre site at 1255 Evergreen Street in the RM-3-7 Zone. Exempt from Environmental. Report No. HO-08-049.

RECOMMENDATION:

Approve

ITEM-13: **PACIFIC HOPE CHURCH - PROJECT NO. 132094**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: Jeannette Temple

Conditional Use Permit for a church use in an existing 12,276 square foot building on a 1.08 acre site at 3550 Afton Road in the IP-2-1 zone within the Kearny Mesa Community Plan Area. Exempt from Environmental. Report No. HO-08-050.

RECOMMENDATION:

Approve