

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 18, 2009  
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: **3639 HERMAN AVENUE - PROJECT NO. 164625**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Renee Mezo**

Site Development Permit to allow deviations for a previously-constructed, approximately 3,200-square-foot residence located at the rear of a 0.14-acre site developed with an existing residence, resulting in two units on the property. The project is located at 3639 Herman Avenue in the MR-3000 Zone of the Mid-City Communities Planned District, the FAA Part 77 Overlay Zone, within the Greater North Park Community Plan. Exempt from Environmental.  
Report No. HO-09-123

**RECOMMENDATION:**

Approve

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ITEM-5:       **FORGIONE RESIDENCE - PROJECT NO. 175512**  
City Council District: 1; Plan Area: La Jolla

**STAFF:**       **Renee Mezo**

Coastal Development Permit for the construction of an approximately 700-square-foot addition to an existing single-family residence on a 0.11-acre site. The project is located at 5511 Calumet Avenue in the RS-1-7 Zone, the Coastal Overlay (appealable) Zone, the Coastal Height Limit, the Residential Tandem Parking, the Parking Impact (Coastal) and the Transit Area Overlay Zones within the La Jolla Community Plan. Exempt from Environmental. Report No. HO-09-124

**RECOMMENDATION:**  
Approve

ITEM-6:       **SUPER MERCADO - PROJECT NO. 180661**  
City Council District: 3; Plan Area: City Heights

**STAFF:**       **Renee Mezo**

Conditional Use Permit to allow an Alcohol Beverage Consumption (ABC) Type 21 license (Off- Sale General for general alcohol beverage sales (includes beer, wine and distilled spirits) for an existing 11,144-square-foot neighborhood market on a 0.43-acre site. The market currently has an ABC Type 20 (Off-Sale Beer and Wine) license. The project is located at 4580 University Avenue in the CC-5-4 Zone and the Transit Area Overlay Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from Environmental. Report No. HO-09-125

**RECOMMENDATION:**  
Approve

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ITEM-7:        **\*CORONADO AVENUE SHELL - PROJECT NO. 152886**  
City Council District: 8; Plan Area: Otay Mesa-Nestor

**STAFF:        Will Zounes**

Conditional Use Permit to construct a 1,997 square-foot car wash and continue the sales of beer and wine on a lot developed with a previously conforming gas station and convenience store. The project also includes a Variance to maintain an 87-foot high freeway oriented sign where a 50-foot high sign is the maximum allowed. The 0.80 acre site is located at 2485 Coronado Avenue in the CC-2-3 Zone within the Otay Mesa-Nestor Community Plan Area. Mitigated Negative Declaration No. 152886. Report No. HO-09-121

**RECOMMENDATION:**

Approve

ITEM-8:        **ORTIZ OFFICE BUILDING - PROJECT NO. 153583**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF:        PJ Fitzgerald**

Site Development Permit to construct a 440 square-foot office building on a vacant 3,500 square foot site. The property is located at 3040 National Avenue in the CSR-2 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan Area. Exempt from Environmental. Report No. HO-09-122

**RECOMMENDATION:**

Approve

ITEM-9:        **M BH KEARNY MESA - PROJECT NO. 190592**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF:        Linda D. French**

Tentative Map to create 2 parcels from a 6.43 acre site located at 5345 Overland Avenue between Clairemont Mesa Boulevard and Farnham Street in the IL-3-1 Zone within the Kearny Mesa Community Plan, FAA Part 77, and Airport Influence Area. Exempt from Environmental. Report No. HO-09-127

**RECOMMENDATION:**

Approve