

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 30, 2011
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: **ARCO GAS STATION - PROJECT NO. 198907**
City Council District: 3; Plan Area: Mid-City

STAFF: Renee Mezo

Conditional Use Permit and Variance application to convert the existing service bays into a convenience store on a 0.35-acre site located at 3296 El Cajon Boulevard in the CT-2-4 & CU-2-4 Zones of the Central Urbanized Planned District within the Normal Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from Environmental. Report No. HO-11-076

RECOMMENDATION:

Approve

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ITEM-5: ***GOOD SHEPHERD PASTORAL CENTER - PROJECT NO. 216688**
City Council District: 5; Plan Area: Mira Mesa

STAFF: John Fisher

Conditional Use Permit to amend Conditional Use Permit No. 10753 to allow a 30,114 square foot pastoral center on a site with an existing sanctuary building, school building, rectory building and garage, classroom buildings, parish hall and office building. The 9.99 acre site is located at 8180 Gold Coast Drive in the RS-1-14 Zone within the Mira Mesa Community Plan area. Addendum to Negative Declaration No. 87-0052. Report No. HO-11-077

RECOMMENDATION:

Approve

ITEM-6: ***T-MOBILE PENASQUITOS - PROJECT NO. 221417**
City Council District: 1; Plan Area: Rancho Penasquitos

STAFF: Simon Tse

Site Development Permit and a Neighborhood Use Permit (consolidated Process 3) for a Wireless Communication Facility consisting of a new 30' high faux monopine with a total of twelve (12) antennas with associated equipment cabinets concealed inside a chain link fence with green vinyl slats. The facility is located at 10985 Avenida Maria in the RS-1-14 Zone of the Rancho Penasquitos Community Planning Area and Council District 1. Addendum to Mitigated Negative Declaration No. 150787. Report No. HO-11-079

RECOMMENDATION:

Approve

ITEM-7: **SPRINT SPRINGHILL - PROJECT NO. 215291**
City Council District: 8; Plan Area: Southeastern San Diego

STAFF: Simon Tse

Conditional Use Permit and a Site Development Permit (consolidated Process 3) for an existing Wireless Communication Facility (WCF) consisting of twelve (12) antennas with new side and bottom skirts, painted to match and façade mounted to an existing church. The facility is located at 1045 South 29th Street in the SESPDP-MF-3000 of the Southeastern San Diego Community Planning Area and Council District 8. Exempt from Environmental. Report No. HO-11-080

RECOMMENDATION:

Approve

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ITEM-8: **HOOSHMAND RESIDENCE - PROJECT NO. 198459**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit to construct an approx. 3,942 gross square foot, addition/remodel of an existing 3,323 square foot single family residence with an attached two car garage, resulting in a new total of an approximately 7,265 gross square foot single family residence on an 12,660 square foot property. The project site is located at 2480 Rue Denise, in the SF Zone of La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-11-081

RECOMMENDATION:

Approve

ITEM-9: **WALGREENS CAMINO RUIZ - PROJECT NO. 253389**

City Council District: 5; Plan Area: Mira Mesa

STAFF: John Fisher

Conditional Use Permit to allow beer and wine sales in an existing retail building at 10787 Camino Ruiz in the CO-1-2 Zone within the Mira Mesa Community Plan. Exempt from Environmental. Report No. HO-11-083

RECOMMENDATION:

Approve

ITEM-10: **VIA RIALTO STORM DRAIN - PROJECT NO. 222828**

City Council District: 1; Plan Area: La Jolla

STAFF: Patricia Grabski

Coastal Development Permit and Site Development Permit application for after-the-fact permits for emergency work. The emergency work repaired and replaced a failed storm water drain located approximately 60 feet down slope from a single family residence at 7435 Caminito Rialto. The emergency work was completed in May, 2010. Revegetation of the slope has not been completed and is part of the after-the-fact permits approval process. The project is located approximately 60 feet down slope from 7435 Caminito Rialto in the SF Zone of the La Jolla Shores Planned District, within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone. Exempt from Environmental. Report No. HO-11-086

RECOMMENDATION:

Approve

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ITEM-11: **731 9TH AVENUE TENTATIVE PARCEL MAP - PROJECT NO. 222636**
City Council District: 2; Plan Area: Centre City

STAFF: Patrick Hooper

Tentative Parcel Map to create seven commercial condominiums in an existing building on a 0.13 acre site at 731 9th Avenue in Area R of Centre City Planned District. Exempt from Environmental. Report No. HO-11-091

RECOMMENDATION:

Deny