

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 23, 2013
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: *~Continued from September 25, 2013 and October 9, 2013*
AKB PETROLEUM - PROJECT NO. 321267
City Council District: 7; Plan Area: Mission Valley

STAFF: Sandra Teasley

A Conditional Use Permit for an upgrade of a Type-20 Liquor License (Off Sale Beer & Wine) to Type-21 (Off Sale General) at an existing 24-hour service station market located at 5494 Mission Center Road. The site is located in the MVPD-MV-CO and within the Airport Influence Area (Montgomery Field) in the Mission Valley Community Plan Area. Exempt from Environmental. Report No. HO-13-080

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 23, 2013

ITEM – 5: **MARKET STREET CHURCH - PROJECT NO. 313335**
City Council District: 4; Plan Area: Encanto

STAFF: **Michelle Sokolowski**

Extension of Time to Conditional Use Permit No. 363687/Site Development Permit No. 363688 (Project 109031) to allow a church use in existing buildings totaling approximately 3,456 square feet on a 0.64-acre site located at 5863-5869 Market Street. The site is in the SF-6000 Zone of the Southeastern San Diego Planned District, within the Encanto neighborhood of the Southeastern San Diego Communities Plan. Exempt from Environmental. Report No. HO-13-091

RECOMMENDATION:

Approve

~It is anticipated that staff will request this item be continued to a date certain.

ITEM – 6: ***LA MEDIA CHEVRON - PROJECT NO. 302601**
City Council District: 8; Plan Area: Otay Mesa

STAFF: **Michelle Sokolowski**

Conditional Use Permit (CUP) and Site Development Permit (SDP) to Amend CUP 89263 and SDP 128472 (Project No. 32284). The Amendment proposes the expansion of the existing service station to permit the construction of a new truck canopy, underground storage tanks, truck fueling islands, truck fueling spaces, dispensers, truck scale, truck parking stalls, and a new 50'-0" high, two-sided, freeway-oriented ground sign on a site containing an existing canopy with fueling islands, convenience store and car wash. The 3.15-acre property is located at 1599 La Media Road in the Industrial Subdistrict of the Otay Mesa Development District and the Airport Environs Overlay Zone, within the Otay Mesa Community Plan. Mitigated Negative Declaration No. 32284. Report No. HO-13-093.

RECOMMENDATION:

Approve

ITEM – 7: ***OTAY MESA PLANT - PROJECT NO. 105926**
City Council District: 8; Plan Area: Otay Mesa

STAFF: **Sandra Teasley**

Site Development Permit and Tentative Map application to subdivide one 12.96-acre lot into two lots for a site currently developed with an existing batch plant. The site is located at 7931 – 7961 Airway Road within the Industrial Subdistrict of the Otay Mesa Development District. Mitigated Negative Declaration No. 105926. Report No. HO-13-079.

RECOMMENDATION:

Approve