

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 2, 2009
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: 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: ***OTAY WATER TREATMENT PLANT (PHOTOVOLTAIC GENERATION PLANT) - PROJECT NO. 173385**
City Council District: 8; Plan Area: None/County-City Jurisdiction

STAFF: Jeffrey A. Peterson

Site Development Permit for the construction of an 818,758-kilowatt (kW) rated photovoltaic (solar panel) power generation system at the City of San Diego Otay Water Treatment Plant. The photovoltaic system will function with photovoltaic modules installed on top of the existing water tanks and on fixed ground mounted units. The site is located at 1500 Wueste Road, along the southwest end of Lower Otay Reservoir. The property is owned by the City of San Diego, un-zoned and is not within or adjacent to a Community Planning Area. The property is located within the Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field and Council District 8. Mitigated Negative Declaration No. 173385. Report No. HO-09-083

RECOMMENDATION:
Approve

HEARING OFFICER DOCKET OF SEPTEMBER 2, 2009

ITEM-5: ***HOLLY DRIVE LEADERSHIP ACADEMY - PROJECT NO. 136846**

City Council District: 8; Plan Area: Southeastern San Diego

STAFF: **Sandra Teasley**

Site Development Permit, Conditional Use Permit, Variance and Neighborhood Development Permit (amendment to Site Development Permit, Conditional Use Permit and Variance No. 40-0475) to maintain and operate an existing charter school for grades K through 8 for a maximum of 200 students. The project requires a variance for deviations to allow parking spaces within the front yard setback, and, to allow an over height combination fence and retaining wall in the rear portion of the site. The facility would be located in several modular buildings and a proposed converted residence. The 3.14-acre site is located at 5011 Holly Drive and 210 Euclid Avenue, west of Euclid Avenue within the Encanto Community Plan of the Southeastern San Diego Community Plan Area. Addendum to Mitigated Negative Declaration No. 40-0475.
Report No. HO-09-094

RECOMMENDATION:

Approve

ITEM-6: **4079 FANUEL MAP WAIVER - PROJECT NO. 181102**

City Council District: 2; Plan Area: Pacific Beach

STAFF: **Linda French**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to create 2 residential condominiums on a 0.11 acre site. The property is located at 4079 Fanuel Street in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, and Residential Tandem Parking. Exempt from Environmental. Report No. HO-09-100

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 2, 2009

ITEM-7: ***LOEW RESIDENCE - PROJECT NO. 147437**
City Council District: 2; Plan Area: La Jolla

STAFF: **Glenn Gargas**

Coastal Development/Site Development Permit to demolish the existing residence and construct a new, two-story over basement single family residence with an attached two car garage, swimming pool and spa to total approximately 5,884 square feet of gross floor area on a 9,555 square-foot property. The project site is located at 7750 Lookout Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Tandem Parking Overlay Zone and Transit Area Overlay Zone, within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 171564. Report No. HO-09-101

RECOMMENDATION:

Approve