

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 6, 2006  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
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 Service Department, 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 619-236-5679 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.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     *Continued from November 22, 2006:*

**SAN YSIDRO HEALTH CENTER – PROJECT NO. 67124**  
City Council District: 8; Plan Area: San Ysidro

**STAFF:       Sandra Teasley**

Site Development Permit and Conditional Use Permit Amendment to CUP 95-0038 (which permitted the existing medical facility and parking lot). The project proposes to demolish portions of the existing medical facility and construct an approximate 26,000-square-foot addition with deviations to the parking requirement and over height retaining walls located at **4004 Beyer Boulevard** within the San Ysidro Community Plan. Mitigated Negative Declaration No. 67124. HO-06-249

**RECOMMENDATION**

Approve

ITEM – 5:     **4081 NORMAL STREET MAP WAIVER– PROJECT NO. 111149**  
City Council District: 3; Plan Area: Uptown

**STAFF:       Jeff Peterson**

Map Waiver (Process 3) to waive the requirement for a Tentative Map to convert six (6) existing residential units to condominiums that are currently under construction (Building Permit No. 237967 and 237974 through 237978 issued on January 30, 2006) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.16-acre site is located at 4079 through 4089 Normal Street in the MR-800B Zone of the Mid-City Communities Planned District within the Uptown Community Planning Area, and Council District 3. Exempt from environmental. Report No. HO-06-283

**RECOMMENDATION**

Approve

ITEM -6:     **1605 POLK AVENUE MAP WAIVER– PROJECT NO. 111145**  
City Council District: 3; Plan Area: Uptown

**STAFF:       Jeff Peterson**

Map Waiver (Process 3) to waive the requirement for a Tentative Map to convert six (6) existing residential units to condominiums that are currently under construction (Building Permit No. 238000 through 238004 and 237988 issued on January 30, 2006) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.16-acre site is located at 1605 through 1621 Polk Avenue and 4091 Normal Street in the MR-800B Zone of the Mid-City Communities Planned District within the Uptown Community Planning Area, and Council District 3. Exempt from environmental. Report No. HO-06-284

**RECOMMENDATION**

Approve

ITEM -7:     **JC TOWING VEHICLE IMPOUND STORAGE YARD  
PROJECT NO. 1599**

City Council District: 8; Plan Area: Otay Mesa

**STAFF:       John Fisher**

Continuation of an existing single-family structure, vehicle impounds storage yard and lien sales on a 4.5-acre site at 7295 Sempre Viva Road in the Industrial Subdistrict zone of the Otay Mesa Community Plan area. Negative Declaration No. 1599. Report No. HO-06-276

**RECOMMENDATION**

Approve

ITEM -8:     **SPRINT/NEXTEL-PASTRANA PROPERTY - PROJECT NO. 77093**

City Council District: 4; Plan Area: Skyline/Paradise Hills

**STAFF:       Karen Lynch-Ashcraft**

Wireless communication facility consisting of a new faux chimney enclosing three antennas on the roof of the house located at **6430 Inyo Lane**. Associated equipment is proposed in a 213 square foot enclosure to the east of the house. Mitigated Negative Declaration No. 77093. Report No. HO-06-285

**RECOMMENDATION**

Approve

ITEM -9: **TERRACE DRIVE LOT CONSOLIDATION – PROJECT NO. 80492**  
City Council District: 3; Plan Area: Kensington Talmadge

**STAFF: Karen Lynch-Ashcraft**

Map Waiver, including a request to waive the requirement to underground the existing overhead utilities and to allow the conversion of two (2) existing units into condominiums on a 0.165-acre site at 4751 Terrace Drive, on the east side of Terrace Drive, between Interstate-15 and Kensington Drive, in the RM-1-1 zone of the Central Urbanized Planned District within the Mid-City Communities: Kensington Talmadge Community Plan area. Exempt from environmental. Report No. HO-06-286

**RECOMMENDATION**

Approve

ITEM -10: **SDG&E SILVERGATE SUBSTATION - PROJECT NO. 91635**  
City Council District: 8; Plan Area: Barrio Logan

**STAFF: Patrick Hooper**

Coastal Development Permit for the demolition of existing structures and construction of a new SDG&E substation on a 5.07-acre site at **1348 Sampson Street** in Subdistrict D of Barrio Logan Planned District within the Barrio Logan Community Plan. EIR certified by the California Public Utilities Commission. Report No. HO-06-294

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF DECEMBER 6, 2006

ITEM -11: **AMERICAN HORIZON SITE - PROJECT NO. 65983**  
City Council District: 4; Plan Area: Encanto Neighborhood of the Southeastern San Diego Community

**STAFF: Derrick Johnson**

Construction of three-single-family residences, on three separate vacant lots. The living area of each residence would be 1,647-square-feet, with pedestrian bridges encroaching into the front yard set back. The 1.89-acre site is located at **1559 Republic Street** between Tooley Street and Weaver Street, in the SF-20,000 Zone of the Southeastern San Diego Planned District, within the Encanto Neighborhoods of the Southeastern San Diego Community Plan area. Mitigated Negative Declaration No. 65983. Report No. HO-06-304

**RECOMMENDATION**

Approve