

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 12, 2003  
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 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 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 OFFICER ASSIGNED TO TODAY'S HEARING: Kenneth 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: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **\* A-1 SELF STORAGE – PROJECT NO. 3561**  
Navajo Community Plan Area

**STAFF: Vicky Gallagher**

Approval, denial or modification of an application for a Site Development Permit and Variance to allow construction of a 256,200 square foot, 4-story self storage building on an existing 6.28 acre site at **4696 Alvarado Canyon Road** in the IL-3-1 zone of the Navajo Community Plan, Community Plan Implementation Overlay Zone (Area A). The Variance would allow a reduction in onsite parking spaces from 462 spaces to 136 spaces. The project site currently contains 4 industrial buildings, and this project would allow demolition of two of these to accommodate construction of the proposed new building within the Navajo Community Plan area. Mitigated Negative Declaration 42-0359.

**RECOMMENDATION:**  
Approval.

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ITEM-5: **TREMONT VILLAGE MAP WAIVER – PROJECT NO. 4256**  
Encanto Community Plan Area

**STAFF: William Zounes**

Approval, denial or modification of an application for a Tentative Map Waiver to convert 29 existing residential units to condominiums on a 1.51 acre site at **4421 Tremont Street** in the MF-3000 zone of Southeastern San Diego Planned District.

**RECOMMENDATION:**  
Approval.

ITEM-6: **SMYTH MAP WAIVER – PROJECT NO. 4581**  
San Ysidro Community Plan Area

**STAFF: William Zounes**

Approval, denial or modification of an application for a Tentative Map Waiver to convert 22 existing residential units to condominiums on a 0.757 acre site at **2344 Smythe Avenue** in the RM-1-1 zone of the San Ysidro Community Plan area.

**RECOMMENDATION:**  
Approval.

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ITEM-7: **MCMILLEN RESIDENCE – PROJECT NO. 3373**  
Peninsula Community Plan Area

**STAFF: Laila Iskandar**

Approval, denial or modification of an application for a Coastal Development Permit and Variance for a first and second story addition with a new one tandem parking space to an existing duplex on a 3,500 square-foot site. The project is located at **4570 Del Monte Avenue** in the RM-1-1 zone (residential-multi unit), Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, within the Peninsula Community Plan area.

**RECOMMENDATION:**

Approval.